ADDRESS NEW OWNERS and
SEND TAX BILLS:
COLLEEN LYNCH
1151 Ardee Avenue
Nashville, TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
61 - 15 - 83

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SARA CHAUVIN, Individually and as Personal Representative of the Estate of HARRIET H. NOBLE, JULIE M. HEATH, LU ANN WALKER, LEEA MARIE BATES, and JAMES ALEXANDER RODRIGUEZ, being all the devisees under the Last Will and Testament of HARRIET H. NOBLE, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to COLLEEN LYNCH, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> LAND in the 15th Civil District of Davidson County, State of Tennessee, described as follows:
>
> BEING Lot No. 24 of Block "C" on the Map of Sunnymeade, of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 24 fronts 50 feet on the northerly side of Ardee Avenue and runs back between lines 243.9 feet on the westerly line and 246.3 feet on the easterly line to a dead line in the rear and measuring 50 feet thereon.
>
> BEING the same property conveyed to Franklin Dale Noble and wife, Harriet Hutchison Noble, by deed of record in Book 7983, Page 246, Register's Office for Davidson County, Tennessee. Franklin Dale Noble predeceased his wife. Harriet H. Noble died on March 7, 2009, leaving a Will of record in Docket No. 10P-850, Probate Court for Davidson County, Tennessee which names the Grantors as the beneficiaries.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 1151 Ardee Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20100047235 DEEDWARR
Recvd: 08/02/10 13:50 4 pgs
Fees:23.00 Taxes:425.50
20100802-0060406

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 30 day of July, 2010.

individually & executor

Sara A Chauvin

SARA CHAUVIN, Individually and as Personal Representative of the Estate of Harriet H. Noble

Julie M. Heath

JULIE M. HEATH

Lu Ann Walker

LU ANN WALKER

Leea Bates

LEEA MARIE BATES

James Alexander Rodriguez

JAMES ALEXANDER RODRIGUEZ

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SARA CHAUVIN, Individually and as Personal Representative of the Estate of HARRIET H. NOBLE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, JULIE M. HEATH, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, LU ANN WALKER, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF MISSOURI

COUNTY OF Jefferson

Personally appeared before me, the undersigned Notary Public of said county, LEEA MARIE BATES, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 9-20-11

LISA R. CROW
Notary Public, Notary Seal
St. Louis County, State of Missouri
Commission # 07269830
My Commission Expires Sept. 20, 2011

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, JAMES ALEXANDER RODRIGUEZ, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

Gary McBroom
AFFIANT

Subscribed to and sworn before me, this the 30th day of July, 2010.

Robert L Scruggs
NOTARY PUBLIC

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

My Commission Expires:

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989