WARRANTY DEED

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$130,000.00~~ 13,000.00

Affiant

Subscribed and sworn to before me this 6 day of January, 2012

Notary Public
My Commission expires: 4-23-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Breana Smith	Prime Lending	162-12-0B-240.00CO
1345 Bell Road #343	18111 Preston Rd #900	
Antioch, TN 37013	Dallas TX 75252	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Noble Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Breana Smith, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7-B on the plan of Villas at Belle Parke, Phase I, a horizontal property regime, of record in Instrument Number 20020913-0111601, and as defined in the Master Deed of record in Instrument Number 20020911-0110959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Noble Propeties, Inc., by deed from J. Phillip Jones, Substitute Trustee, on August 26, 2011, of record in Instrument Number 20110902-0068356, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20021025-0130922, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20020911-0110959 and as amended in Instrument Number 20021025-0130922, Register's Office for Davidson County, Tennessee.
- Easement for construction and maintenance of drainage facility of record in Book 7838, page 934, Register's Office for Davidson County, Tennessee.
- Declaration of drainage Easement of record in Instrument Number 20020322-0035169, Register's Office for Davidson County, Tennessee.
- Landscape Buffer Easement of record in Instrument Number 20011217-0138710, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas/elements.

This is improved property known as: **1345 Bell Road #343, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20120003149 DEEDWARR
Recvd: 01/13/12 10:48 2 pgs
Fees:13.00 Taxes:418.10
20120113-0003665

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this January 6, 2012.

Noble Properties, Inc.

By Andy Maloney,
Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of January, 2012, before me, appeared Andy Maloney, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Noble Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Andy Maloney acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY