12-1-101

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120026964 DEEDWARR
Recvd: 04/13/12 09:36 2 pgs
Fees:13.00 Taxes:1350.50
20120413-0031564

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of April, 2012 by and between Merrick C. Francis, hereinafter referred to as GRANTOR, and Noble Properties, Inc., hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. "D" on the Plan of Sweetbiar as of record in Book 1835, page 18, Register's Office for Davidson County, Tennessee. Said Lot No. "D" fronts 75 feet ont he southerly side of Sweetbriar Avenue and extends bank between parallel lines, 175 feet to an alley.

This conveyance is subject to the following:

1.) Easements, setback lines and other matters as shown on the plat of Sweetbriar of record in Book 1835, page 18 Register's office for Davidson County, Tennessee.

2.) Restrictions of record in Book 1878, page 434 Register's Office for said county.

3.) All easements, restrictions and any other matters of record in said Register's office.

Being the same property conveyed to Merrick C. Francis by Warranty Deed from Elizabeth A. Alexander and husband, Adam T. Ross dated August 15, 2005 and recorded August 25, 2005 of record in Instrument no. 20050825-0101959, Register's office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1809 Sweetbriar Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Merrick C. Francis

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Merrick C. Francis, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 6th day of April, 2012.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Noble Properties, Inc.
718 Thompson Lane Ste 108, Nashville, TN 37204

Send Tax Statements to:
Same as above

Map & Parcel 117-04-0-060

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $365,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 6th day of April, 2012.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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