WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2012.

Notary Public

M.Y.COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20120030505 DEEDWARR
Recvd: 04/26/12 09:40 2 pgs
Fees:13.00 Taxes:1757.50
20120426-0035692

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Noble Properties, Inc.	Noble Properties, Inc.	10316011700
(NAME)	(NAME)	
718 THOMPSON LANE, SUITE 108	SAME AS NEW OWNER	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	~~xxxx~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Aubrey Hiam, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NOBLE PROPERTIES, INC., HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Number 2 on the Plan of Kimpalong Place Subdivision of Lot Numbers 35 & 36 of record in Plat Book 4060, Page 142, Register's Office for Davidson County, Tennessee. .

Said Lot Number 2 fronts 65 feet on the Northerly margin of Kimpalong Avenue and extends back between parallel lines 175 to a dead line in the rear.

Being the same property conveyed on April 10, 2012 by Substitute Trustee's Deed to Aubrey Hiam from Shapiro & Kirsch, LLP, Substitute Trustee, of record in Instrument Number 20120417-0032618, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE RESUBDIVISION OF LOTS NOS. 35 & 36, KIMPALONG PLACE OF RECORD IN BOOK 4060, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIONS AND EASEMENT FOR ENCROACHMENTS OF IMPROVEMENTS OF ADJOINING PROPERTY AS SET OUT IN DEED OF RECORD IN BOOK 9444, PAGE 867, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 4058, PAGE 874, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO THE RIGHT TO REDEEM SUBJECT PROPERTY HELD BY THE INTERNAL REVENUE SERVICE AS A RESULT OF ITS NOTICE OF FEDERAL TAX LIEN OF RECORD AS INSTRUMENT NO. 20110805-0060254, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR NAMED HEREIN.

unimproved ☐

This is improved ☑ property, known as 3904 Kimpalong Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its

heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 25th day of April, 2012.

Aubrey Hiam

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25th day of April, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY