WARRANTY DEED

G-VRES-11-621

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Lee F. Noel

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2012.

Megan Paulus

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee F. Noel	next owner	
3310 West End Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	143-2-A-72.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES THOMAS BULLA AND SHERI BULLA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEE F. NOEL, MARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 72, HARPETH TRACE ESTATES, PHASE THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 751-753, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ROBIN PATRICE POGUE BULLA TO CHARLES THOMAS BULLA AS RECORDED ON THE 9TH DAY OF JULY, 1999 IN DEED BOOK 11565, PAGE 434; QUITCLAIM DEED FROM CHARLES THOMAS BULLA TO CHARLES THOMAS BULLA AND WIFE, ROBIN P. BULLA AS RECORDED ON THE 6TH DAY OF JUNE, 1994 IN DEED BOOK 9369, PAGE 655; FINAL DECREE AS RECORDED ON THE 20TH DAY OF OCTOBER, 1989 IN DEED BOOK 7964, PAGE 634 AND WARRANTY DEED FROM JOHN R. BEESLEY, III, TRUSTEE TO CHARLES T. BULLA AS RECORDED ON THE 25TH DAY OF JANUARY, 1985 IN DEED BOOK 6481, PAGE 390, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SHERI BULLA JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGES 751, 752 AND 753; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 5102, PAGE 956, BOOK 5120, PAGE 918, BOOK 5182, PAGE 767, BOOK 5182, PAGE 769, BOOK 5380, PAGE 357, BOOK 6274, PAGE 148; CHARTER OF RECORD IN BOOK 5120, PAGE 199 AND BOOK 6556, PAGE 693; EASEMENTS OF RECORD IN BOOK 4889, PAGE 192, BOOK 5360, PAGE 320, BOOK 5364, PAGE 882 AND BOOK 6380, PAGE 201, BOOK 5099, PAGE 783, BOOK 5142, PAGE 690, BOOK 5142, PAGE 694, BOOK 5102, PAGE 956, BOOK 6407, PAGE 891, BOOK 6407, PAGE 892 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 621 Harpeth Trace Drive, Nashville, Tennessee 37221

(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

BILL GARRETT, Davidson County
Trans:T20120031477 DEEDWARR
Recvd: 04/30/12 14:55 2 pgs
Fees:13.00 Taxes:1184.00
20120430-0036872

Witness my/our hand(s) this 27th day of April, 2012.

Charles T. Bulla
Charles Thomas Bulla

Sheri M. Bulla By Charles T. Bulla
Sheri Bulla (as Power of ATTORNEY)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Thomas Bulla,* 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 and official seal, this the 27th day of April, 2012.

* ALSO KNOWN AS CHARLES T. BULLA

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 2012, before me personally appeared Charles Thomas Bulla* to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheri Bulla and who acknowledged he executed the same as the free act and deed of the said Sheri Bulla.**

** ALSO KNOWN AS SHERI M. BULLA

Witness my hand and official seal, this the 27th day of April, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903