WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of July, 2012

Notary Public
My Commission expires: 7/6/15
(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:
Noble Properties, Inc.	SAME	105-01-0-138.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

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, **Carmen Lanier-Tuner, Executrix of The Estate of Josephine Timmons**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Noble Properties, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 115 on the plan of the Subdivision of Lot No. 8 of the Boyd Ament Tract, of record in Book 21, page 83, and a triangular tract adjacent to same, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Villa Street at the northwest corner of Lot 114 of the Boyd Ament Plan; thence with the line of said lot easterly 140.9 feet to the west margin of an alley; thence with the margin of same, northerly 51.5 feet to a point; thence westerly 140.9 feet to the east margin of Villa Street; thence with the margin of the same, southerly 50.7 feet to the beginning.

Being the same property conveyed to Josie Timmons, by deed from J.B. Gibbs Construction Company, on October 14, 1970, of record in Book 4452, page 725, Register's Office for Davidson County, Tennessee. The said Josie Timmons a/k/a Josephine Timmons died testate on July 29, 2011, a resident of Davidson County, Tennessee and her Last Will and Testament was admitted to Probate by the Probate Court of Davidson County, Tennessee on May 10, 2012 at Cause No.12P-608Carmen Lanier-Turner qualified as Executrix of the Estate of Josephine Timmons and does hereby execute this Deed pursuant to the authority granted to her pursuant to the aforesaid will.

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 Book 21, page 83, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1020 Villa Place, Nashville, TN 37212**

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.

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 July 10, 2012.

Davidson County DEEDWARR
Recvd: 07/13/12 15:24 2 pgs
Fees:13.00 Taxes:536.50
20120713-0061910

The Estate of Josephine Timmons

Carmen Lanier-Turner, Executrix

By Carmen Lanier-Turner, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carmen Lanier-Turner,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 10, 2012

My commission expires 7/6/15

Notary Public

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY