# WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $143,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me this 1st day of August, 2012

Notary Public
My Commission expires: _____
(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: |
|---|---|---|
| Pantheon Development Partners, LLC | SAME | 083-14-0-155.00 |
| 1389 Moonlight Trail | | |
| Brentwood, TN 37027 | | |

**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, a Tennessee Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Pantheon Development Partners, LLC, a Tennessee Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, Being the West 15 feet of Lot No. 56 and the East 42 1/2 feet of Lot No. 57 of Block "C" on the map of Priest Home Place, of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and definite description.**

**Said parts of said Lots adjoin and front together 57.5 feet on the South side of Russell Street and run back between parallel lines 160 feet to an alley.**

**Being the same property conveyed to Noble Properties, Inc., from Recontrust Company, N. A., as Substitute Trustee, by Substitute Trustee's Deed on April 27, 2012, of record in Instrument Number 20120511-0041120, 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:

- Taxes and assessments for the year 2012 in the estimated amount of $1,973.51 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-14-0-155.00, which are not due until 10/1/2012.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1902 Russel Street, Nashville, TN 37206**

**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 August 1, 2012.

**Noble Properties, Inc., a Tennessee Corporation**

**By Lane Wallace, President**

BILL GARRETT, Davidson County
Trans:T20120057650 DEEDWARR
Recvd: 08/03/12 15:06 2 pgs
Fees:13.00 Taxes:529.10

20120803-0069257

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of August, 2012, before me, appeared Lane Wallace, 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 President 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 Lane Wallace 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