Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $63,300.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2012.

Notary Public
My commission expires: 11/22/14

04-1206-54364

Address of New Owner:	Send Tax Bills to:	Tax Information
Athene Noltie 12558 Old Hickory Blvd. Antioch TN 37013	Athene Noltie 12558 Old Hickory Blvd. Antioch, TN. 37013	175.00-0-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Remedios D. Trail, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Athene Noltie, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Remedios D. Trail, a single woman by deed from P. Najafabadi, dated April 17, 2006, recorded April 21, 2006, of record in Instrument No. 20060421-0046044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 12558 Old Hickory Blvd., Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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:T20120067162 DEEDWARR
Recvd: 09/07/12 09:37 3 pgs
Fees:18.00 Taxes:234.21
20120907-0081075

WITNESS my hand this 31st day of August, 2012.

Remedios D. Trail

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Remedios D. Trail and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of August, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

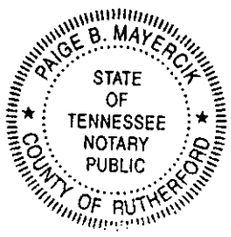


EXHIBIT "A"

METES & BOUNDS DESCRIPTION

TAX MAP/ PARCEL 17500001000

All that certain parcel of Land in the Second Civil District of Davidson County, Tennessee being shown and designated Tax Map/Parcel 17500001000, as shown on a survey by Thomas D. Cook, PLS TN license 365, and more particularly described as follows, to wit:

BEGINNING at a 5/8 inch iron pin found at corner in an old wire fence line, said iron pin being a corner common to lands of William B. Spaulding, the southwest corner of the herein described premises;

North 08 degrees 26 minutes 06 seconds East, 168.24 feet to an angle iron found at the intersection of old wire fences, the northwest corner of the herein described premises; thence,

South 87 degrees 30 minutes 00 seconds East, (at 254.67 feet passing over a ½" iron pin new(capped 365), 264.00 feet to a point at the west margin of Old Hickory Boulevard, the northeast corner of the herein described premises; thence,

Through the right of way of Old Hickory Boulevard, South 08 degree 26 minutes 06 seconds West , 135.88 feet to a point in the centerline of Old Hickory Boulevard; thence,

Along or near the centerline of Old Hickory Boulevard, South 35 degrees 26 minutes 48 seconds West, 38.35 feet to a point in the centerline of Old Hickory Boulevard, the southeast corner of the herein described premises; thence,

Along lands of Spaulding, North 87 degrees 30 minutes 00 seconds West, (at 29.72 feet passing over a ½" iron pin new(capped 365) 246.49 feet to the POINT AND PLACE OF BEGINNING.

For Informational Purposes Only

*** CONTAINING: 1.01 acres more or less.

Under and subject to the rights of the public to that portion of the above described premises within the legal right of way of Old Hickory Boulevard, a Davidson County public roadway.

Under and subject to all easements of record a detailed title search may reveal or by prescription visual evidence may reveal.

