BILL GARRETT, Davidson County
Trans:T20120075108 DEEDWARR
Recvd: 10/03/12 14:42 2 pgs
Fees:13.00 Taxes:1147.00
20121003-0090597

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2012 NOTARY PUBLIC My commission expires: 9/8/13

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARERD BY: Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027		
ADDRESS NEW OWNER: Mary Catherine Nobles and Timothy Nobles 8324 Highway 100 Nashville, TN 37211	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS 15500015600

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **NANCY E. HUGGINS, UNMARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents doES hereby transfer and convey unto, **TIMOTHY NOBLES AND MARY NOBLES, HUSBAND AND WIFE** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Natchez Trace Estates, Section 1, as of record in Book 4460, page 129, said Register's Office.

Said Lot No. 9 fronts 220.0 feet on the northwesterly side of State Route 100 and runs back 562.66 feet on the southwesterly line and 564.18 feet on the northeasterly line to a dead line in the rear, which measures 90.06 feet thereon.

Being the same property conveyed to Nancy E. Huggins, by Warranty Deed from Daniel G. Clower and wife, Patricia A. Clower, dated 3/26/2004, recorded 3/29/2004, of record in Instrument No. 20040329-0035198, in the Register's Office for County, Tennessee.

This conveyance is made subject to all matters as shown on the plat of record in Book 4460, page 129; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivisions regulations of the appropriate governmental body.

This is improved property 8324 Highway 100, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 28th day of September, 2012.

NANCY E. HUGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Nancy E. Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of September, 2012.

Notary Public

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Notary Name

My commission expires: 8-5-2013