RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122186

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120084029 DEEDWARR
Recvd: 11/02/12 15:56 2 pgs
Fees:13.00 Taxes:636.40

20121102-0101335

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2012.

NOTARY PUBLIC

My commission expires: 8/20/13

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory C. Zeller 8041 Boone Trace Nashville, TN 37221	Same	126150A249.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand and 00/100 Dollars ($172,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROBERT K. NOLL AND WIFE, PATRICIA D. NOLL (F/K/A PATRICIA S. DANIELS)**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **GREGORY C. ZELLER, UNMARRIED** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract or parcel of land in Davidson County, State of Tennessee described as follows to wit

Being Lot No. 227 as shown on the plan of "Section Five"BOONE TRACE AT BILTMORE" of record in Instrument No. 20000622-0062086 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert K. Noll, unmarried and Patricia S. Daniels, unmarried, by Warranty Deed from NVR Inc, dated 11/16/2001, recorded 11/27/2001, of record in Instrument 20011127-0129354, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 8041 Boone Trace, Nashville, TN 37221.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have 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 themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of October, 2012.

ROBERT K. NOLL

PATRICIA D. NOLL

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Robert K. Noll and Patricia D. Knoll, 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 29th day of October, 2012.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/17

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014