BILL GARRETT, Davidson County
Trans:T20130019923 DEEDWARR
Recvd: 03/12/13 09:43 2 pgs
Fees:13.00 Taxes:1868.50
20130312-0024328

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of February, 2013 by and between **Noble Properties, Inc.**, hereinafter referred to as GRANTOR, and **William M. Israel and Caldwell G. Collins, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly one-half Lot 24 and the southerly one-half of Lot 23 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said parts of said lots front together 100 on the easterly side of Kenner Avenue and run back 152.76 feet more or less on the northerly line and 146.25 feet more or less on the southerly line, to the westerly line of a 10-foot reserved strip and measures 100.18 feet on said strip.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE:

Land in Davidson County, Tennessee, being the southerly 1/2 of Lot 23 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of Kenner Avenue and runs back 152.75 feet, more or less, on the northerly line, and 149.5 feet, more or less, on the southerly line to the westerly line of a 10-foot reserve strip and measures approximately 50.08 thereon.

Being the same property conveyed to Noble Properties, Inc. by Warranty Deed from Bryan Church dated May 4, 2012 and recorded May 7, 2012 of record in Instrument No. 20120507-0038953, Register's office for Davidson County, Tennessee. Previously being part of the same property conveyed to Bryan Church by Warranty Deed from Diana Bain Mobley, Executor of the estate of Clara Day Stone, deceased, on April 30, 2008, recorded on May 1, 2008, of record in Instrument No. 20080501-0044455, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 180 Kenner Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Noble Properties, Inc.

By: _____, President
Lane Wallace, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Lane Wallace** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Noble Properties, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin-TN, this the 28th day of February, 2013.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
William M. Israel and Caldwell G. Collins
180 Kenner Avenue,
Nashville, TN 37205

Send Tax Statements to:
Farmington Financial Group, LLC
2002 Richard Jones Road, Ste 300A
Nashville, TN 37215

Map & Parcel 116.04-004-000

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $505,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Caldwell G Collins
Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of February, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-029