Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #13-1021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Barnes and Ann M. Barnes, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron D. Noffsinger and Jennifer A. Dore-Noffsinger, Husband and Wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 10 on the Map of E.L. Holt's Subdivision of Lot No. 6, Schmidt Property, Waverly Place, as of record in Book 547, page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Barnes and Ann M. Barnes, husband and wife by deed from Brooks D. Collier, Jr. and Shannon S. Collier, husband and wife, dated April 20, 2009, of record as Inst. No. 20090424-0037372, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 913 Waldkirch Avenue, Nashville TN, 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2013.

David M. Barnes

Ann M. Barnes

BILL GARRETT, Davidson County
Trans:T20130024139 DEEDWARR
Recvd: 03/25/13 14:01 2 pgs
Fees:13.00 Taxes:1824.10

20130325-0029226

State of Tennessee)
County of Davidson)

On this 15th day of March, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David M. Barnes and Ann M. Barnes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the ~~person~~(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN Y. POSTON-WILLIAMSON
WILLIAMSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 493,000.00.

Affiant

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn and subscribed before me on this the 15th day of March, 2013.

Notary Public

My Commission Expires: 4/16/13

NEW OWNER:
Aaron Noffsinger
913 Waldkirch Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
105-13-368