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BILL GARRETT, Davidson County
Trans: T20130026639 DEEDWARR
Recvd: 04/02/13 14:17 2 pgs
Fees: 13.00 Taxes: 1924.00
20130402-0032466

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 22nd day of March, 2013 by and between **Noble Properties, Inc.**, hereinafter referred to as GRANTOR, and **Jeremy Warner and wife, Sarah Cremer,** 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:

Being part of Lot No. 115 on the plan of the Subdivision of Lot No. 8 of the Boyd Ament Tract, of record in Book 21, page 83, and a triangular tract adjacent to same, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Villa Street at the northwest corner of Lot 114 of the Boyd Ament Plan; thence with the line of said lot easterly 140.9 feet to the west margin of an alley; thence with the margin of same, northerly 51.5 feet to a point; thence westerly 140.9 feet to the east margin of Villa Street; thence with the margin of the same, southerly 50.7 feet to the beginning.

Being the same property conveyed to Noble Properties, Inc. by Warranty Deed from Carmen Lanier-Turner, Executrix of The Estate of Josephine Timmons dated July 10, 2012, recorded July 13, 2012, in Instrument No. 201207130061910, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Josie Timmons, by deed from J.B. Gibbs Construction Company dated October 14, 1970, recorded October 16, 1970 of record in Book 4452, page 725, Register's Office for Davidson County, Tennessee. The said Josie Timmons a/k/a Josephine Timmons died testate on July 29, 2011, a resident of Davidson County, Tennessee and her Last Will and Testament was admitted to Probate by the Probate Court of Davidson County, Tennessee on May 10, 2012, at Cause No. 12P-608 Carmen Lanier-Turner qualified as Executrix of the Estate of Josephine Timmons.

This is [X]improved [ ]unimproved property known as: 1020 Villa Place, Nashville, TN 37212

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 22nd day of March, 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:
Jeremy Warner and Sarah Cremer
1020 Villa Place
Nashville, TN 37212

Send Tax Statements to:

SunTrust Mortgage Inc.
901 Semmes Ave.
Richmond, VA 23224

Map & Parcel: 105-01-0-138

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 $520,000.00 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of March, 2013.

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-025