BILL GARRETT, Davidson County
Trans:T20140039493 DEEDWARR
Recvd: 06/05/14 08:45 2 pgs
Fees:13.00 Taxes:499.50

20140605-0048733

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Ronnie Haislip and Jeanette Haislip	New Owners	187-035.00
2000 Linden Avenue		
Nashville, TN 37212		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205. #14726 #26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Danny A. Noel and wife, Cindy W. Noel (The "Grantors") have bargained and sold, and by these presents do transfer and convey Ronnie Haislip and wife, Jeanette Haislip (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, of Tract 2 on the Farm of Sydney A. Guthrie and wife, Cora Guthrie, situated in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, about 15 miles Southeast of the City of Nashville, being Lot No. 3 on the plan of the partition of the Dower Lands of the Estate of William M. Battle, deceased, a space, for which was left on Page 583, of the Minute Book No. 3, County Court for said County and described according to a survey made December 22, 1938, by W.B. Southgate, Surveyor, as follows:

Lot No. 3 beginning at the Northwest corner of Lot No. 2 on said plan; and running thence South 87 deg. 30' East, with the line between said Lots 2 and 3 and passing the Northeast corner of said Lot No. 2, in all 142.4 poles to a corner of Lot No. 4, on said plan; thence North 2 deg. 30' East, with the line between said Lots Nos. 3 and 4, 26.54 poles to the Northwest corner of said Lot No. 4; thence North 87 deg. 30' West 142.4 poles; and thence South 2 deg. 30' West 26.54 poles to the beginning, containing 23.6 acres, more or less. Said Lot No. 3 being one of the tracts of land conveyed to Sydney A. Guthrie and wife, Cora T. Guthrie, by two deeds, one from O.D. Guthrie and others, of record in Book 1081, Page 539, & C, and the other from Thomas Guthrie and wife, of record in Book No. 1082, Page 251, Register's Office for said county.

Being the same property conveyed to Danny A. Noel and wife, Cindy W. Noel by Warranty Deed from William J. Slaughter, Jr. and wife, Doris Fay Slaughter, recorded on the 30th day of June, 1992 in Deed Book 8663, Page 829, in the Register's Office of Davidson County, Tennessee.

This is unimproved real property located on 1002 Battle Road, Nolensville, Tennessee 37135.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.
3. Application for Greenbelt Assessment recorded in Book 8975, page 54, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $135,000.00.
(
(
(Subscribed and sworn to before me
(this 3rd day of June, 2014.
(
(My Commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 3rd day of June, 2014.

Danny A. Noel

Cindy W. Noel

STATE OF TENNESSEE}
COUNTY OF MADISON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Danny A. Noel and wife, Cindy W. Noel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of June, 2014.

My Commission Expires: _____

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017