BILL GARRETT, Davidson County
Trans:T20150000174 DEEDWARR
Recvd: 01/02/15 11:13 2 pgs
Fees:13.00 Taxes:273.60
20150102-0000236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $73,946.63.

Subscribed and sworn to before me, this 30th day of December, 2014.

Affiant

My Commission Expires: 3-7-2017

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
*TAYLOR TITLE & ESCROW, INC.*
*305 RAYON DRIVE*
*OLD HICKORY, TN 37138* 2723

| NAME & ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| THOMAS K. NOE and wife,<br>DONNA S. NOE<br>2258 LEBANON ROAD, UNIT 18<br>NASHVILLE, TN 37214<br><br>MAP & PARCEL NO. 095-03-0-A-018.00 CO | THOMAS K. NOE and wife,<br>DONNA S. NOE<br>503 GLENWAY COVE<br>LEBANON, TN 37087 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

*YUNIS K. CHALKY, married*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*THOMAS K. NOE and wife, DONNA S. NOE,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit 18, as described in the Master Deed of Magnolia Square Condominium, of record in Book 6685, page 253, Register's Office for said County, and as shown on the Plan of Magnolia Square Condominium, appended as Exhibit B to the Master Deed of Trust in Book 6685, page 275 and in Book 5200, page 702, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yunis K. Chalky, by Warranty Deed from Thomas K. Noe and wife, Donna S. Noe, dated July 16, 2014, and filed of record on July 23, 2014, in Instrument No. 20140723-0065247, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2014, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE MASTER DEED OF RECORD IN BOOK 6685, PAGE 253, EXHIBIT B; (C) CHARTER OF RECORD IN BOOK 6684, PAGE 626; (D) RESTRICTIVE COVENANTS OF RECORD IN BOOK 6685, PAGE 253 AND BOOK 8145, PAGE 401 AND INSTRUMENT NO. 20060725-0089316 AND IN INSTRUMENT NO. 20130227-001654; AND (E) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2258 LEBANON ROAD, UNIT 18, NASHVILLE, TN 37214

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY YUNIS K. CHALKY, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR 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 MY HAND THIS 30TH DAY OF DECEMBER, 2014.

YUNIS K. CHALKY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2014, before me personally appeared Yunis K. Chalky, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:
3-7-2017

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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WARRANTY DEED

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