THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012711**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2015. Notary Public My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

WARRANTY DEED

Address New Owner: Bryan Smith 3615 General Bate Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11813012400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert M. Noerper Jr. and Tracy E. Noerper, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bryan Smith**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, GREEN ACRES, as shown on plat of record in Plat Book 1424, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert M. Noerper Jr. and Tracy E. Noerper by Warranty Deed from Sara Louise Thompson, recorded on the 2nd day of August, 2000 in Instrument No. 200008020076184, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN ACRES, as recorded in Plat Book 1424, Page(s) 21.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3615 General Bate Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and as

BILL GARRETT, Davidson County
Trans:T20150009507 DEEDWARR
Recvd: 02/06/15 10:34 2 pgs
Fees:13.00 Taxes:1550.30
20150206-0011286

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2015.

Robert M. Noerper Jr.

Tracy E. Noerper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert M. Noerper Jr. and Tracy E. Noerper, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2015.

Notary Public

My Commission Expires: September 10, 2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018