BILL GARRETT, Davidson County
Trans:T20150012518 DEEDWARR
Recvd: 02/20/15 10:30 2 pgs
Fees:13.00 Taxes:795.50
20150220-0014735

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Kimberley Kindall
Affiant

Subscribed and sworn to before me, this 13th day of February, 2015.

Lana M. Alessio
Notary Public

My commission expires:_____

(Notary Stamp)

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kristin Ann Lagan	**Reliant Bank**	**Map\Parcel: 083-02-0-040.00**
1419 Greenwood Avenue	**101 Creekstone Blvd. #200**	
Nashville, TN 37206	**Franklin, TN 37064**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Bryan A. Noel, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristin Ann Lagan, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 52.0 feet of the Easterly 93.0 feet of Lot No. 3 on the Plan of H. M. Doak's Subdivision, as of record in Plat Book 332, Page 22, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 52.0 feet on the Northerly side of Greenwood Avenue and runs back between parallel lines 200.0 feet to an alley. Being the same property conveyed to Bryan A. Noel, unmarried by Warranty Deed from Cynthia G. Davis, of record in Instrument No. 20100421-0030114, Register's Office for Davidson County, Tennessee, dated April 09, 2010 and recorded on April 21, 2010. Christina Noel, hereby joins in to convey any and all martial interest he may have in this property.

Being also known as 1419 Greenwood Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1419 Greenwood Avenue Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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/our hand(s) this 13th day of February, 2015.

Bryan A. Noel

Christina Noel By Bryan A. Noel Attorney in Fact.
Christina Noel by Bryan A. Noel
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Bryan A. Noel the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.
Witness my hand, at office, this 13th day of February, 2015.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires March 3, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public personally appeared Bryan **A. Noel** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for **Christina Noel** being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney being recorded in Record Book *, Page ____, in Register's Office for Davidson County, Tennessee.
* 20150220-0014734
WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 13th day of Feb 2015.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires March 3, 2016

File #: **314183CI**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027