WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,900.00

X Noo Noo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Noo Noo	Bank of America	Parcel ID:
324 Ash Grove Dr.	4909 Savarese Circle	16205015700
Nashville, TN 37211-6403	Tampa, FL 33634	

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 acknowledged, we

Donna M. Lahiere, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Noo Noo, married
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 Lot No. 52 on the Plan of Hickory Valley Subdivision, Section 2-A, of record in Plat Book 4300, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Donna M. Lahiere by deed from Roosevelt Sanders, Jr. and Lisa M. Sanders, of record in Instrument 20020308-0029191, dated February 26, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4522, Page 528 and Book 4570, Page 493, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4300, Page 111, said Register's Office.

Power of Attorney of record in Instrument 20150316-0022346, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 324 Ash Grove Dr., Nashville, TN 37211-6403

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, 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 12th day of March, 2015.

Donna M. Lahiere by Mark Lahiere, Attorney in Fact
Donna M. Lahiere by Mark Lahiere,
Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20150018889 DEEDWARR
Recvd: 03/16/15 13:48 2 pgs
Fees:13.00 Taxes:469.53
20150316-0022347

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mark Lahiere, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Donna M. Lahiere as his/her/their Attorney in Fact as the free act and deed of the within named Donna M. Lahiere.

Witness my hand and official seal at Nashville, Tennessee the 12th day of March, 2015.

My Commission Expires: 8/27/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.