WARRANTY DEED TT2015 298	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 06/01/15 07:53 3 pgs Fees:18.00 Taxes:210.90 **20150601-0049942**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $57,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF MAY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Fene` Cartlidge **2517 Pleasant Green Road** **Nashville, TN 37214**	**Same**	**175.00-0-010.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Athene Noltie, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Fene` Cartlidge, unmarried *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land in the Second Civil District of Davidson County, Tennessee, being shown and designated TAX MAP PARCEL 175000010.00, as shown on a survey by Thomas D. Cook, PLS TN license 365, and more particularly described as follows, to wit:
BEGINNING at a 5/8 inch iron pin found at corner in an old wire fence line, said iron pin being a corner common to lands of William B. Spaulding, the southwest corner of the herein described premises;

North 08 degrees 26 minutes 06 seconds East, 168.24 feet to an angle iron found at the intersection of old wire fences, the northwest corner of the herein described premises; thence, South 87 degrees 30 minutes 00 seconds East, (at 254.67 feet passing over a 1/2"iron pin new (capped 365), 264.00 feet to a point at the west margin of Old Hickory Boulevard, the northeast corner of the herein described premises; thence, through the right of way of Old Hickory Boulevard, South 08 degrees 26 minutes 06 seconds West, 135.88 feet to a point in the centerline of Old Hickory Boulevard; thence, along or near the centerline of Old Hickory Boulevard, South 35 degrees 26 minutes 48 seconds West, 38.35 feet to a point in the centerline of Old Hickory Boulevard, the southeast corner of the herein described premises; thence, along lands of Spaulding, North 87 degrees 30 minutes 00 seconds West, (at 29.72 feet passing over a 1/2" iron pin new (capped 365) 246.49 feet to the POINT AND PLACE OF BEGINNING, containing 1.01 acres more or less.

Being the same property conveyed to Athene Noltie by Warranty Deed from Remedios D. Trail, dated August 31, 2012, recorded September 7, 2012, of record in Instrument No. 20120907-0081075, Register's Office for Davidson County, Tennessee. Power of Attorney to Ron Nevin of record in Instrument #20150529-0049503, Register's Office for Davidson County, Tennessee.

Under and subject to the rights of the public to that portion of the above described premises within the legal right of way of Old Hickory Boulevard, a Davidson County public roadway.

Property also known as 12558 Old Hickory Boulevard, Antioch, TN 37013

The above-described property is improved property known as **12558 Old Hickory Blvd, Antioch, TN 37013**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of May, 2015.

GRANTOR:

Athene Noltie

Athene Noltie

By: Ron Nevin, Attorney in fact

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Ron Nevin, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Athene Noltie, and acknowledged that he executed the same as the free act and deed of the said Athene Noltie.

WITNESS my hand and seal, this 28th day of May, 2015.

Julie Coone

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

