This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Davidson County	DEEDWARR
Recvd: 09/16/15 09:35	2 pgs
Fees:13.00 Taxes:715.95	
20150916-0093790	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $193,500.00.

Affiant

Subscribed and sworn before me this the 14th day of September, 2015.

Notary Public
My commission expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:
Kimberly Ann McNoldy
3117 Lake Drive
Hermitage, TN 37076

Send Tax Bill to:
New Owner
at Property Address

Tax Information:
086-14-0B-050.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TAMIKO YAMATANI AND JUSTIN KIRK, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KIMBERLY ANN MCNOLDY AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Revised Final Plat Fleetwood Subdivision, Phase One of record in Plat Book 6900, Page 465, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stanley Petty, Bonita Guffee and Juanita Holmes, a one-third (1/3) interest each, subject to a life estate reserved by Virginia R. Petty, an unmarried person by Quitclaim deed from Virginia R. Petty, an unmarried person of record in Book 10653, page 954, and recorded on October 22, 1997 and Warranty Deed from John Kevin Brewer and wife, Melanie H. Brewer to Virginia R. Petty, an unmarried person as recorded on the October 16, 1997 in Book 10648, Page 240, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tamiko Yamatani, unmarried by Warranty deed from Stanley Petty, married, and Bonita Guffee, unmarried, and Juanita Holmes, married of record in Instrument No. 20140605-0049014 Register's Office for Davidson County, Tennessee, dated June 02, 2014 and recorded on June 05, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3117 Lake Drive, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 11th day of September, 2015.

Tamiko Yamatani

Justin Kirk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tamiko Yamatani and Justin Kirk, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of September, 2015.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Crystal Sarti, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY