BILL GARRETT, Davidson County
Trans:T20150088587 DEEDWARR
Recvd: 10/19/15 09:16 2 pgs
Fees:13.00 Taxes:550.93
20151019-0105837

WARRANTY DEED

DAVIDSON COUNTY J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015

(Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melinda Hudgins Noblitt	Guaranty Trust Company	041-12-0-008.00
(NAME)	(NAME)	
1123 Bell Grimes Lane	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Hazel Marie Pirtle, Trustee of The Hazel Pirtle Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melinda Hudgins Noblitt and Zachary Noblitt, wife and husband,** 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. 3 on the Plan of Section I, Bellshire Estates, as of record in Book 2133, Pages 124 and 125, Registers Office for Davidson County, Tennessee.

SAID lot fronts 139 feet on the south side of Bell Lane and runs back 287 feet on the easterly line and 295.3 feet on the westerly line to a dead line in the rear measuring 139 feet thereon.

BEING the same property conveyed to Hazel Marie Pirtle, Trustee of The Hazel Marie Pirtle Revocable Living Trust, by Deed from Hazel M. Pirtle, dated 6/11/10 and recorded 6/18/10 in Instrument Number 20100618-0047823; and the same property previously conveyed to Sam D. Pirtle and wife, Hazel M. Pirtle by Warranty Deed from Johnny W. Youngblood, Sr. and wife, Frances Marie Youngblood, dated 6/1/84 and recorded 6/14/84 in Book 6315, Page 694, Register's Office for Davidson County, Tennessee.

The said Sam D. Pirtle is reported to have died on 01/19/1988, leaving property vested sole in surviving spouse, Hazel M. Pirtle.

unimproved ☐

This is improved ☑ property, known as 1123 Bell Grimes Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 15th day of October, 2015.

Hazel Marie Pirtle

Hazel Marie Pirtle, Trustee of The Hazel Pirtle Revocable Living Trust

State of Tennessee
County of Sumner

Personally appeared before me Hazel Marie Pirtle, Trustee of The Hazel Pirtle Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2015.

Notary Public Rebecca Campbell
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

File No.: 151088