WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160002244 DEEDWARR
Recvd: 01/11/16 10:13 2 pgs
Fees: 13.00 Taxes: 625.30
20160111-0002469

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.17.19

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas William Noble	Primelending	182-06-0-A-287.00CO
(NAME)	(NAME)	
8829 Cressent Glen Court	17330 Preston Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Reginald K. Ingram, Jr., a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas William Noble and Heather Ann Marie Noble, husband and wife, 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. 352 on the Plan of Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section One, of record in Plat at Instrument No. 20060420-0045296, 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 Reginald K. Ingram, Jr., married by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20061222-0158518, Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on December 22, 2006.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 8829 Cressent Glen Court, Antioch, TN 37013
(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.

18

Witness my hand this 29th day of December, 2015.

Reginald K. Ingram Jr.

STATE OF California

COUNTY OF Los Angeles

On this 29th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Reginald K. Ingram Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
Feb 05 2016

Notary Public,

SAMUEL CHANG
COMM. #1966381
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Feb. 05, 2016