This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160008181 DEEDWARR
Recvd: 02/01/16 09:00 2 pgs
Fees:13.00 Taxes:1036.00
20160201-0009151

ADDRESS NEW OWNER:
Caleb Rich
2104 Pontotoc Ave
Nashville, Tennessee 37206

SEND TAX BILL TO:
Caliber Home Loans, Inc.
3701 Regent Boulevard,
Suite 180
Irving, TX 75063

MORTGAGEE
Caliber Home Loans, Inc.
3701 Regent Boulevard, Suite 180
Irving, TX 75063

MAP 083
GROUP 03 0
PARCEL 088.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Noble Properties Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Caleb Rich, a single man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 22, Pontotoc Subdivision, A part of the Early Tract, as shown on Plat of Record in Plat Book 547, page 113, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular Description of said property.

Being the same property conveyed to Noble Properties Inc. by deed from Jason S. Mangrum, dated 10/06/15, of record in Instrument No 20151016-0105560, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 547, page 113, said Register's Office.
3) Driveway Easement of record in Book 5412, page 53, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2104 Pontotoc Ave, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Caleb Rich, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 29th day of January, 2016.

Noble Properties Inc.

President

By: Lane Wallace, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace** of **Noble Properties Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 29th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: February 23, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $280,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY