THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026412**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 17th day of March, 2016. Notary Public My Commission Expires: 9-5-2016

BILL GARRETT, Davidson County
Trans:T20160022747 DEEDWARR
Recvd: 03/21/16 10:45 2 pgs
Fees:13.00 Taxes:1313.50
20160321-0026398

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Patrick Noon and Amy Noon 5022 TIMBERHILL DR Nashville TN 37211-4334	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-12-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth R. Mesner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Noon and Amy Noon, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 343, SECTION 5, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2133, Page 91, 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 William Cyrus Mesner, Jr. and wife, Elizabeth R. Mesner by Warranty Deed from Central Mortgage Company, a Tennessee corporation, recorded on the 20th day of October, 1954 in Deed Book 2303, Page 481, in the Register's Office of Davidson County, Tennessee. William Cyrus Mesner, Jr. having since died on February 8, 2008. His interest in said property having transferred automatically to Elizabeth R. Mesner upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5, CRIEVE HALL ESTATES, as recorded in Plat Book 2133, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2277, Page 110.

This is improved property located at 5022 TIMBERHILL DR Nashville TN 37211-4334

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2016.

Elizabeth R. Mesner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth R. Mesner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018