WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160031569 DEEDWARR
Recvd: 04/18/16 15:03 2 pgs
Fees: 13.00 Taxes: 4625.00
20160418-0037300

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney,
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Noe	New Owner	Map 159-10-C
(NAME)	(NAME)	
900 Dorset Drive		Parcel 4.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, We, **Michelle Elefante and John Elefante, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Larry Noe and Beverly Noe, 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 Unit No. D on the Horizontal Property Regime for Dorset Enclave, as recorded in the Master Deed, of record as Instrument No. 20140227-0017057, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Michelle L. Elefante and husband, John A. Elefante by Quitclaim Deed from Michelle L. Elefante, filed for record on March 6, 2015 as Instrument No. 20150306-0019223, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Michelle L. Elefante by Deed, filed for record on November 13, 2014 as Instrument No. 20141113-0104614, corrected as Instrument No. 20141118-0106253, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20140123-0006536, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 900 Dorset Drive, Brentwood, TN 37027
(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 April, 2016.

Michelle Elefante

John Elefante

State of Tennessee
County of Davidson

Personally appeared before me Michelle Elefante and John Elefante, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2016.

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 36511

