WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/9/2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew G. Noggle and Christina S. Noggle	Fifth Third Mortgage Company	
(NAME)	(NAME)	
4213 Wallace Lane	5001 Kingsley Drive	130-4/87.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN BRENT SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW G. NOGGLE AND CHRISTINA S. NOGGLE, 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. 56 on the Plan of Sneed Estates of record in Book 2133, Pages 10 and 11, Register's Office for said County.

Said Lot No. 56 fronts 134 feet on the Westerly side of Wallace Lane and runs back between parallel lines 300 feet to a dead line, measuring 134 feet thereon.

Being the same property conveyed to John Brent Smith and wife, Valerie Higgins Smith by General Warranty Deed from Mikael ("Mickey") W. Jacobs, Trustee, U/W Barbara L. Flexner DTD 4/20/93, and John M. Flexner, recorded on the 18th day of May, 2004 in Instrument No. 20040518-0057958, in the Register's Office of Davidson County, Tennessee. Valerie Higgins Smith died on December 31, 2007. John Brent Smith is sole surviving Tenant by the Entirety.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 2133, Pages 10 and 11, said Register's Office; and restrictive covenants of record in Book 2092, Page 410 and Book 2097, Page 93, said Register's Office.

unimproved
This is improved x property, known as 4213 Wallace Lane, Nashville, TN 37215
(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.

Davidson County DEEDWARR
Recvd: 04/21/16 15:19 3 pgs
Fees:18.00 Taxes:2959.63
20160421-0038979

Witness my hand this 20 day of April, 2016

John Brent Smith by Elizabeth A. Petterson as attorney in fact

JOHN BRENT SMITH, BY: ELIZABETH A. PETTERSON, ATTORNEY IN FACT

STATE OF TENNESSEE

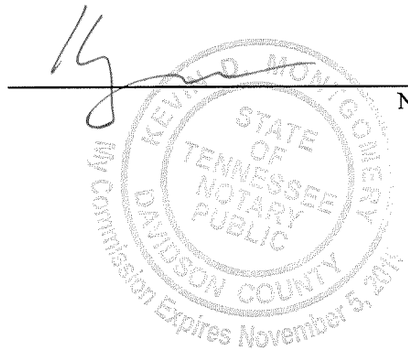
COUNTY OF DAVIDSON

On this 20th day of April, 2016, before me personally appeared Elizabeth A. Petterson, to me known to be the person who executed the foregoing instrument on behalf John Brent Smith, and acknowledged that she executed the same as the free act and deed of John Brent Smith.

Witness my hand and official seal at Nashville, Tennessee this 20 day of April, 2016.

Commission expires:

Notary Public



True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY