WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041695 DEEDWARR
Recvd: 05/18/16 11:51 2 pgs
Fees:13.00 Taxes:751.10
20160518-0049615

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 3-6-2018

(AFFIX SEAL)

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

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
Kevin Noland	Same As New Owner	Map 82-3
(NAME)	(NAME)	
1111 Stockell Street		Parcel 194.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I, **Karina E. Argow, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin Noland,** 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. 115, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as shown on the Plat of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karina E. Argow, unmarried by Warranty Deed from Richard J. Vanberckelaer, married and Christopher Brad Mennes and Lisa Newell Mennes, Trustees, of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated 3-29-07, filed for record on January 17, 2014 as Instrument No. 20140117-0004856, Register's Office for Davidson County, Tennessee.

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); and (b) all matters appearing on the plan of record in Book 332, page 40, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1111 Stockell Street, Nashville, TN 37207
(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 16th day of May, 2016.

Karina E. Argow

State of Tennessee
County of Davidson

Personally appeared before me Karina E. Argow, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of May, 2016.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 36699

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017