Record + Send to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Thomas E. Haroldson and Kirsten J. Hildebrand 4004 Wallace Lane Nashville, Tennessee 37215	Thomas E. Haroldson and Kirsten J. Hildebrand 4004 Wallace Lane Nashville, Tennessee 37215	116-160-141.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew G. Noggle and wife, Christina S. Noggle** (collectively the "Grantor"), has bargained and sold, and by these presents does hereby quitclaim, transfer and convey to Thomas E. Haroldson and Kirsten J. Hildebrand, husband and wife (collectively the "Grantee"), their heirs and assigns, all their right title and interest in certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 4004 Wallace Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

[signatures on the following page]

Davidson County DEEDWARR
Recvd: 06/22/16 10:20 5 pgs
Fees:28.00 Taxes:2923.00
20160622-0063474

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 14th day of June, 2016.

GRANTOR:

Matthew G. Noggle

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 14th day of June, 2016, before me, the undersigned, a Notary Public in and for said state, personally appeared Matthew G. Noggle, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument, the within named Grantor, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of June, 2016.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public
My Commission Expires: 11-12-2018

Christina S. Noggle

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 14th day of June, 2016, before me, the undersigned, a Notary Public in and for said state, personally appeared Christina S. Noggle, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument, the within named Grantor, and that she executed the foregoing instrument for the purposes therein contained by signing her name.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of June, 2016.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public
My Commission Expires: 11-12-2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $790,000.00.

Affiant

Subscribed and sworn to before me this 14 day of June, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

EXHIBIT A

(PROPERTY DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF DONNA HEIGHTS OF RECORD IN PLAT BOOK 2083, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURAGE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW G. NOGGLE AND WIFE, CHRISTINA S. NOGGLE, BY WARRANTY DEED FROM KELLY M. MAIER AND ALAN KIETH ANDERSON, OF RECORD IN INSTRUMENT NO. 20080606-0058219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2016 and subsequent years, a lien, not yet due and payable.

2. All easements and restrictions of record.

3. All visible easements.

4. All matters appearing on the Plan of Donna Heights of record in Plat Book 2083, Page 17, Register's Office for Davidson County, Tennessee.

5. Deed Restrictions recorded at Book 1049, Page 546, Book 1136, Page 50, Book 1165, Page 411 and Book 2098, Page 30, Register's Office for Davidson County, Tennessee.

6. All applicable governmental and zoning regulations.

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019