WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160059825 DEEDWARR
Recvd: 07/13/16 09:43 2 pgs
Fees:13.00 Taxes:851.00
20160713-0071610

P-AVE-16-1067-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Jenna Olson	Same address	
(NAME)	(NAME)	**161-06-0A-067.00-CO**
1067 Ashmore Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MASON W. NOEL AND STEPHANIE NOEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE JENNA OLSON, SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 67 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mason W. Noel and Stephanie Noel f/k/a Stephanie Davis, husband and wife, as joint tenants with the right of survivorship by Quit Claim deed from Mason W. Noel, a/k/a Mason Wayne Noel, a married man, who acquired title as unmarried, joined by his spouse, Stephanie Davis of record in Instrument No. 20130715-0073008 Register's Office for Davidson County, Tennessee, dated July 14, 2013 and recorded on July 15, 2013.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4460, Pages 76 & 77;
- All Matters shown on Boundary Plat of record in Instrument No. 20070911-0108866;
- All matters shown on Plan in Exhibit "A-1" attached to the First Supplement to the Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20080325-0030014;
- Covenants, Conditions and Restrictions of record in Instrument No. 20070614-0071397, Supplemented in Instrument Nos. 20080325-0030014 and 20080709-0070601;
- Roadway Dedication of record in Book 6749, Page 459;
- Quitclaim Deed to HOA for Open space/common areas of record in Instrument No. 20080909-0092190;
- Storm Water Detention Agreements of record in Instrument Nos. 20070205-0014422 and 20070404-0040188;
- A Temporary Construction Easement for ingress and egress, installation, maintenance and improvements of roads of record in Instrument Nos. 20070720-0086511 and 20070806-0093403, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1067 Ashmore Drive , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 7th DAY OF JULY, 2016.

Mason W. Noel

Stephanie Noel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MASON W. NOEL AND STEPHANIE NOEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212