BILL GARRETT, Davidson County
Trans:T20160110660 DEEDWARR
Recvd: 12/16/16 10:32 2 pgs
Fees:13.00 Taxes:682.65
20161216-0132023

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Rebecca A. Dalla Valle
144 Noel Cove Circle
Hermitage, TN 37076

MORTGAGEE
Mortgage Investors Group
8320 E. Walker Springs Lane, Ste 200
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP086 10 GROUP 0B
PARCEL 144.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jeffrey L. Cave and wife, Shirley A. Cave,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rebecca A. Dalla Valle, an unmarried woman,** 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. 144 on the Plan of Noel Cove Townhomes, placement of units shown in Master Deed of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey L. Cave, a single person by Deed from Hermitage Developers, Inc., a Tennessee Corporation, dated September 15, 2004, of record in Instrument No. 20040921-0113484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20030924-0141428; Charter of Noel Cove Townhomes Association, Inc., of record in Instrument No. 20030812-0115541; Easement for Trunk Sewer to Cumberland Water Company, a Tennessee public utility corporation, of record in Book 4419, Page 227; Easement to First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 11242, Page 728; Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20030617-0083356; easements, covenants conditions and all matters and notes as shown on the plan of record in the plan of Noel Cove Townhomes, shown in Master Deed of Record in Instrument No. 20030924-0141428 Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **144 Noel Cove Circle Hermitage, TN 37076.**

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 our hands this 15th day of December, 2016.

Jeffrey L. Cave

Shirley A. Cave

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey L. Cave and wife, Shirley A. Cave, the bargainor(s) 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 15th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $184,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of December, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20