WARRANTY DEED

Return to

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File No. RW0003160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,999.00.

Jennifer Kandell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2017.

R Walters
Notary Public

MY COMMISSION EXPIRES: 8/17/20

RENEA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey R. Nobles and Virginia W. Nobles, Larry M. Nobles	New Owner	146-12-0-078.00
(NAME)	(NAME)	
5003 Manuel Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170065013 DEEDWARR
Recvd: 07/28/17 14:16 2 pgs
Fees:13.00 Taxes:1742.70

20170728-0076826

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, I, **Mary Anne Tubbs and husband, Hunter A. Tubbs,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey R. Nobles, a single woman and Larry M. Nobles and Virginia W. Nobles, husbnad and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 11, on the PLAN OF CRIEVEWOOD, as shown on plat of record in Plat Book 2331, Page 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Anne Tubbs and husband, Hunter A. Tubbs, from Joshua L. Miller and wife, Megan K. Miller, by Warranty Deed dated February 10, 2015, filed February 12, 2015 as Instrument Number 20150212-0013197.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5003 Manuel Drive, Nashville, TN 37211

(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 hand this 24th day of July, 2017.

Mary Anne Tubbs by Joshua L. Hunter as attorney in fact

Mary Anne Tubbs by Joshua L. Hunter
as Attonrey-in-Fact

Hunter A. Tubbs by Joshua Hunter as attorney in fact

Hunter A. Tubbs by Joshua L. Hunter
as Attonrey-in-Fact

STATE OF
COUNTY OF

Before me, the undersigned Notary, personally appeared Joshua L. Hunter, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Mary Anne Tubbs and Hunter A. Tubbs, and who acknowledged that he executed the same as the free act and deed of the said Mary Anne Tubbs and Hunter A. Tubbs, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20170728-0076825, said Register's Office.

Witness my hand and official seal this 24 day of July, 2017.

RMWalters

NOTARY

My Commission Expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206