BILL GARRETT, Davidson County
Trans:T20170066519 DEEDWARR
Recvd: 08/02/17 14:26 2 pgs
Fees:13.00 Taxes:851.00
20170802-0078771

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Thomas E. Noonan, Jr. et ux
928 Robertson Academy Rd.
Nashville, TN 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#13313000800

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Glenna T. Isenhour, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Thomas E. Noonan, Jr. and Peggy T. Noonan, husband and wife**, 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. 664** on the Plan of **Caldwell Hall**, as shown by plat and survey of record in Plat Book 3300, page 19, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Lee Isenhour and wife, Glenna T. Isenhour by Warranty Deed dated January 10, 1962, from Andrew Ewing, Trustee, of record in Book 3405, page 295, Register's Office for Davidson County, Tennessee. Joe Lee Isenhour died on February 15, 1963, leaving the said Glenna T. Isenhour as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **4703 Langston 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 GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **27th** day of **July, 2017.**

Glenna T. Isenhour

By: Michael W. Bradley, as attorney-in-fact
Michael W. Bradley, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Michael W. Bradley**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Glenna T. Isenhour, being one and the same person as Glenna Ann Isenhour**, the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said Glenna T. Isenhour being one and the same person as Glenna Ann Isenhour, and recorded simultaneously herewith in Instrument #20170802-0078770 of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 27th day of July, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #17070087