Bill Garrett Davidson County
Batch# 402 DEEDWARR
09/12/2017 01:40:51 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20170912-0093348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 10/20/20
(AFFIX SEAL)

SARAH ALSUP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth R. Noble 4621 Tara Drive Nashville, TN 37215	Kenneth R. Noble 406 Country Club Circle Manila, AR 72442	131-10-0013.00

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, I/we, Johanna Sulser, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto 913 Glendale LLC, a Tennessee Limited Liability Company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section Two, Tynewood Estates of record in Plat Book 2900, Page (s) 89 and 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fridolin Sulser and wife, Johanna Sulser by Warranty deed from Robert P. Sherman and wife, Joan G. Sherman of record in Book 4050, page 460, Register's Office for Davidson County, Tennessee, dated August 22, 1966 and recorded on August 25, 1966.

The said Fridolin Sulser having since died on January 3, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4621 Tara Drive, Nashville, Tennessee 37215

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/our hand(s) this 30th day of August, 2017.

Johanna Sulser by Adrian Philipp Sulser Attorney in Fact

Johanna Sulser by Adrian Philipp Sulser
Attorney in Fact

STATE OF MISSOURI)
COUNTY OF St. Louis City

Before me, the undersigned authority, a Notary Public within and for the State of Missouri and City of St. Louis County, appeared Adrian Philipp Sulser with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Johanna Sulser, the within named bargainors, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Johanna Sulser

Witness my hand and official seal at office at St. Louis, Missouri on this the 30th day of August, 2017.

My Commission Expires:

Anneliese Deura
Notary Public

ANNELIESE DEURA
Notary Public, Notary Seal
State of Missouri
St. Louis City
Commission # 16005197
My Commission Expires September 06, 2020