# WARRANTY DEED

TRACEY TRUMPHOUR 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 $465,000.00

James D. O'dneal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2017.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Talia Lomax-O'Dneal | Southern Bank of Tennessee | 063040A07400CO |
| (NAME) | (NAME) | |
| 1125 Cleveland Hall Boulevard | 1499 N Mt Juliet Rd | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Mount Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 27704 **DEEDWARR**
11/20/2017 11:28:59 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20171120-0118786

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 considerations, the receipt of which is hereby acknowledged, we, **Michael S. Noice and wife, Vicki L. Noice**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Talia Lomax-O'Dneal and James O'Dneal, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 1 on the Plan of Final Plat Phase Five, Cleveland Hall Subdivision, of record in Plat Instrument No. 201208090071180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael S. Noice and wife, Vicki L. Noice, by Warranty Deed from Eastland Construction, Inc., dated 11/16/2015, recorded 11/20/2015 of record in Instrument No. 20151120-0118052, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 201208090071180; Covenants, conditions, easements and restrictions of record in Book 11725, Page 76, Amendment to Declaration of record in Instrument No. 20051202-0144894, Amendment to Declaration and Bylaws of record in Instrument No. 20071220-0146113, Amendment to Declaration and to Exhibit B Bylaws of record in Instrument No. 20081014-0103112, Amendment to Declaration of record in Instrument No. 20120912-0082762; Stormwater Detention Agreement of record in Instrument No. 20060906-0110130; Easement contained in Final Judgment and Decree of record in Book 5763, Page 287; Easement of record in Book 7844, Page 249, Book 7994, Page 167, Book 7994, Page 173, Book 11720, Page 325; Easement for Public Utilities, Drainage and Detention of record in Book 7844, Page 262; Easement for Drainage and Construction of record in Book 7844, Page 268; Easement for Public Utilities and Drainage of record in Book 7844, Page 272; Easement contained in Warranty Deed of record in Book 7994, Page 182; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8006, Page 677; Deed of Highway Easement of record in Book 8068, Page 524; Warranty Deed of record in Instrument No. 20130816-0086466; Charter of Cleveland Hall Homeowners Association, Inc., of record in Book 11725, Page 70, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1125 Cleveland Hall Boulevard, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or 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/or 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 16th day of November, 2017.

Michael S. Noice

Vicki L. Noice

State of Tennessee
County of Wilson

Personally appeared before me Michael S. Noice and Vicki L. Noice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

File No.: 01288-40438
SMG TN Warranty Deed