Bill Garrett Davidson County
Batch# 57205 DEEDWARR
02/09/2018 09:39:53 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20180209-0013188

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Peter MacLaggan
4021 Liggett Drive
San Diego, CA 92106

SEND TAX BILL TO:
Owner

MORTGAGEE
n/a

MAP 116
GROUP 03 0F
PARCEL 047.00

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 and sufficiency of which are hereby acknowledged, **Noble Properties, Inc. a Tennessee Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Peter MacLaggan and Jennifer MacLaggan, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 247, on the Plan of Westchase Condominiums, Phase Two, as of record in Plat Book 6250, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Noble Properties Inc. by deed from Trustee Services of TN LLC, as Substitute Trustee, of record in Instrument No 20170913-0093441, see also Scrivener's Affidavit filed of record in Instrument No. 20170925-0097956, Register's Office for said County, dated September 7, 2017, and Recorded on September 13, 2017.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6250, page 43, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 247 Westchase Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Peter MacLaggan and Jennifer MacLaggan, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 1st day of February, 2018.

Noble Properties, Inc. a Tennessee Corporation

President

By: Lane Wallace, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace, PRESIDENT** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **PRESIDENT** of **Noble Properties, Inc. a Tennessee Corporation**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 1st day of February, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $340,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of February, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY