(1)

This Instrument was prepared by:
~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810097

Bill Garrett Davidson County
Batch# 63919 **DEEDWARR**
03/01/2018 10:12:16 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20180301-0019154

WARRANTY DEED

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2018.

Hillary Torrence
NOTARY PUBLIC

My commission expires: 12/05/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Noga and Lynn Noga 223 Highland Villa Circle Nashville, TN 37211	SWBC Mortgage Corporation 9311 San Pedro Ave., Ste. 100 San Antonio, TX 78216	161-14-0-B-223.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($229,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SUSAN NELSON, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KENNETH NOGA AND LYNN NOGA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 223, on the Plan of Highland Villa Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Page 265, Book 9730, page 268, Book 9730, Page 271, Book 10871, Page 232, Instrument No. 20021118-0142476 and Instrument No. 20081210-0119221, said Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the Plat of Highland Villa Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to SUSAN NELSON, A SINGLE WOMAN, by deed from WILLIAM T. STEELMAN AND WIFE, MARIE C. STEELMAN, of record in Instrument No. 20140606-0049475, dated June 4, 2014, said Register's Office.

The address of the herein described property is believed to be 223 Highland Villa Circle, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of February, 2018.

SUSAN NELSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Susan Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of February, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19



Please Return To:
Ashworth Law Firm, PLLC
Attn: _____
237 2nd Avenue South
Franklin, TN 37064