Bill Garrett Davidson County
Batch# 79351 DEEDWARR
04/10/2018 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20180410-0033741

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0640

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of April, 2018

Notary Public
Commission Expires: 11/19/2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dennis W. Ames 415 Bradford Green Nashville, TN 37221	New Owner	142-07-0C-029.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dorothy W. Noblett

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis W. Ames and Elizabeth T. Ames, husbandand 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, State of Tennessee, being Unit No. 29, of Ashley Green, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including and without limitation the By-Laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312 said Register's Office, (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Dorothy W. Noblett by Warranty Deed from Isabelle E. Kimery, single of record in Book 9843, Page 393, Register's Office for Davidson County, Tennessee, dated October 30, 1995 and recorded on October 31, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 415 Bradford Green, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of April, 2018.

Dorothy W Noblett by Sara Woodbury Attorney in Fact

Dorothy W. Noblett by Sara Woodbury, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of April, 2016, before me personally appeared Sara Woodbury to me known to be the person who executed the foregoing instrument on behalf of Dorothy W. Noblett, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Dorothy W. Noblett.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 2018

Sarah Simmons

Notary Public

Commission Expires: 5/5/2018

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

