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Batch# 95550 DEEDWARR
05/22/2018 01:27:07 PM 2 pgs
Fees: $13.00 Taxes: $4,754.50
20180522-0049079

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aaron Noffsinger and Jennifer Noffsinger husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **23 W. Gordon Preservation Trust** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revision to Lot 1, Resubdivision of Lot 4 on the Plan of Subdivision, Block "D", Instrument No. 20140909-0083861, Amended in Instrument No. 20140912-0083861, R.O.D.C., TN of record in Plat at Instrument No. 20170502-0043007, 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 Aaron Noffsinger and Jennifer Noffsinger, husband and wife by Warranty deed from HOM, Inc. of record in Instrument No. 20160328-0029001 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 28, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 853-B Bradford Avenue, Nashville, TN 37204-2185.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of May, 2018.

Aaron Noffsinger

Jennifer Noffsinger

State of Tennessee)
County of Davidson)

On this 18th day of May, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Aaron Noffsinger and Jennifer Noffsinger, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,285,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of May, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
23 W. Gordon Preservation Trust 1715 Monroe Street Fort Myers, FL 33901	NEW OWNER	105-14-0-311-00