WARRANTY DEED

Bill Garrett Davidson County
Batch# 96022 DEEDWARR
05/23/2018 01:09:58 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180523-0049449

File #2018-66

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00.

Affiant

Subscribed and sworn to before me on May 22nd, 2018.

NOTARY PUBLIC
My Commission Expires: 8/1/2020

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Zachary Bell and Kathleen Solomon 2921 Wingate Avenue Nashville, TN 37211	New Owner	119-14-0-121.00

FOR AND IN CONSIDERATION 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, **LYNN NOGA AND KENNETH NOGA, WIFE AND HUSBAND**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ZACHARY BELL, AN UNMARRIED MAN, AND KATHLEEN SOLOMON, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56, as shown on the map entitled the Plan of Tuggle Heights, of record in Plat Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LYNN NOGA AND KENNETH NOGA, WIFE AND HUSBAND, by Warranty Deed from ADVENTURE HOME SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY, of record in Instrument No. 20150220-0014849, dated February 18, 2015, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2921 Wingate Avenue, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 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 on May 21, 2018.

Grantor:

Lynn Noga

Grantor:

Kenneth Noga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LYNN NOGA AND KENNETH NOGA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2018.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY