RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01238-4386S

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,500.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 2-21-22
(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 103509 DEEDWARR
06/12/2018 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,840.75
20180612-0056433

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Randall W. Noel 301 Greenway Avenue Nashville, TN 37205	New Owner	104-05-0328.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Riccardo Cannone and wife, Lisa Cannone**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Randall W. Noel and Allison Noel, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No "B" on the Plan of Greenway Subd. of record in Book 3106, Page 8, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of Greenway Avenue at the corner of Lots A and B; thence with the line between said lots, Southwesterly 100.1 feet to an iron pin; thence Northwesterly 75 feet to the Southerly margin of an alley; thence with the margin of said alley, Northeasterly 78.83 feet to the beginning of a curve; thence around said curve, Easterly 37.94 feet to the Westerly margin of Greenway Avenue; thence with the margin of the same, Southwesterly around a slight curve, 50.07 feet to the point of beginning.

Being the same property conveyed to Riccardo Cannone and wife, Lisa Cannone by Warranty deed from Robert E. Picirilli and wife, Clara Picirilli, of record in Instrument No. 20100713-0054980, Register's Office for Davidson County, Tennessee, dated July 09, 2010 and recorded on July 13, 2010.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 301 Greenway Avenue, 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 GRANTEES, their heirs and assigns forever; and we do 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 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 my/our hand(s) this 11th day of June, 2018.

Riccardo Cannone

Riccardo Cannone

Lisa Cannone, By Riccardo Cannone, Attorney in Fact

Lisa Cannone
By Riccardo Cannone, Attorney in Fact

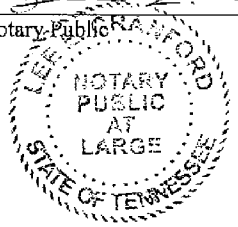
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Riccardo Cannone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 11th day of June, 2018.

Notary Public

My Commission Expires: 1/6/2020



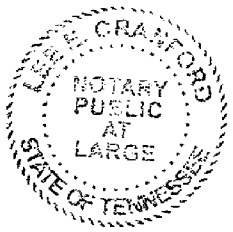
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Riccardo Cannone, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Lisa Cannone and that he is authorized by Lisa Cannone to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 11th day of June, 2018.

Notary Public

My Commission expires: 1/6/2020



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

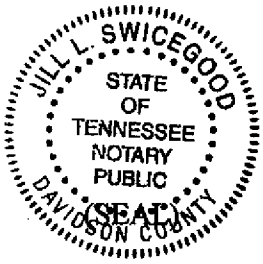
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

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