THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34350-06-2018**	STATE OF ~~TENNESSEE~~ Minnesota, COUNTY OF ~~DAVIDSON~~ Hennepin The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Meredith J Noetzel Affiant Subscribed and sworn to before me this 29th day of June, 2018. Gregory P. Henry Notary Public My Commission Expires 1/31/2021 GREGORY P. HENRY NOTARY PUBLIC - MINNESOTA My Commission Expires January 31, 2021

WARRANTY DEED

Address New Owner: Kristin JK Starling 252 Blackman Road Nashville, TN 37211	**Send Tax Bills To:** Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	**Tax Information:** **Map and Parcel No.:** 147 06 0 050 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meredith J. Noetzel** and husband Mark Donald Grier, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Meredith J. Noetzel ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin Starling, unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 252 Blackman Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 111698 DEEDWARR
07/02/2018 12:59:59 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20180702-0063937

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2018.

Meredith J. Noetzel

Mark Donald Grier

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF ~~DAVIDSON~~ Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meredith J. Noetzel and Mark Donald Grier, 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 29th day of June, 2018.

Notary Public

My Commission Expires: 1/31/2021

GREGORY P. HENRY
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section One (Revised) Caldwell Hall of record in Plat Book 2900, Page (s) 57 through 59, inclusive, 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 Meredith J. Noetzel, unmarried by Warranty deed from Daniel L. Christiansen, unmarried of record in Instrument No. 20130709-0070831 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 09, 2013. (Value of consideration shown in aforementioned deed $205,000.00.) Being also known as 252 Blackman Road Nashville, Tennessee 37211.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 147 06 0 050 00.
2. All matters appearing on the Plan of record as Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.