File Box 8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717105

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$1,250,000.00~~.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2018.

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/3/2020

Bill Garrett Davidson County
Batch# 127006 DEEDWARR
08/09/2018 02:38:02 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20180809-0078781

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James A. Warren 900 Dorset Drive Bentwood TN 37027	New Owner	Tax Parcel ID No. 159-10-0C-004.00 CO

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, **Larry Noe and Beverly Noe, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James A. Warren and Dorothy J. Warren, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "D", on the Horizontal Property Regime for Dorset Enclave, as recorded in the Master Deed of record in Instrument No. 20140227-0017057, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LARRY NOE and BEVERLY NOE, husband and wife, by deed from MICHELLE ELEFANTE and JOHN ELEFANTE, wife and husband, of record in Instrument No. 20160418-0037300, dated April 15, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 159-10-0C-004.00 CO.

Matters shown on the Plan of record in Instrument No. 20140123-0006536, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20110413-0028597 and amended in Instrument No. 20140224-0015310, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20071119-0134940, said Register's Office.

Declaration of Covenants and Restrictions for Dorset Enclave, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140227-0017057, said Register's Office.

This is improved property located at 900 Dorset Drive Bentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2018.

Larry Noe

Beverly Noe by Larry Noe, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Noe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Beverly Noe and that he is authorized by Beverly Noe to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of August, 2018.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018