| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $247,000.00.<br>Affiant<br><br>Subscribed and sworn to before me on November 9, 2018.<br>NOTARY PUBLIC<br>My Commission Expires: 12/05/2020 |
|---|---|

File #2018-345

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Karen Y Johnson Davidson County
Batch# 158507 DEEDWARR
11/13/2018 11:30:04 AM 2 pgs
Fees: $13.00 Taxes: $913.90
20181113-0111665

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #: |
|---|---|---|
| Judith A. Waldrop<br>8300 Ramstone Way<br>Antioch, TN 37013 | New Owner | 182-06-0A-271.00<br>CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANIEL NOGA AND WIFE, CODI ELIZABETH NOGA**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JUDITH A. WALDROP, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her 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. 224, as shown on the map entitled Final Plat of Old Hickory Hills, Phase Two-Section Four, of record in Instrument No. 20041220-0151235, 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 DANIEL NOGA AND WIFE, CODI ELIZABETH NOGA, by deed from CYNTHIA A. DONNELL, AN UNMARRIED PERSON AND VICTORIA A. ROUFS, A MARRIED PERSON, of record in Instrument No. 20070416-0045201, dated April 13, 2007, 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 Grantee; Subsequent taxes are assumed by the Grantee, 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 8300 Ramstone Way, Antioch, TN 37013.

**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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTEE, her 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 November 9, 2018.

**Grantor:**

**Daniel Noga**

**Grantor:**

Codi Elizabeth Noga

**Codi Elizabeth Noga**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DANIEL NOGA AND CODI ELIZABETH 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 9th day of November, 2018.

Notary Public

My commission expires: My Commission Expires April 5, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY