Name and Address of New Owner:
Danny A. Noel and Cindy W. Noel
523 Harding Place Unit A4
Nashville, TN 37211

Send Tax Bills To:
Danny A. Noel and Cindy W. Noel
2184 Kidd Road
Nolensville, TN 37135

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 147-02-0A-004.00-C

Karen Johnson Davidson County
Batch# 220193 DEEDWARR
04/22/2019 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $401.97
20190422-0036500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dan Gartley, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Danny A. Noel and Cindy W. Noel, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land Situated in the County of Davidson in the State of Tennessee, to wit:

A certain Condominiums in Davidson County, Tennessee, being Unit No. 4, Building A, on the Plan of The Coach House, a Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, Page 829, as amended in Book 4813, page 964, and in Book 5100, page 894, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of The Coach House, a Condominium, of record in Book 4675, Page 107, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Dan Gartley, an unmarried man by Quitclaim Deed from Dan Gartley, an unmarried man, and Amy A. Huffines, formerly known as Amy Gartley, an unmarried woman, who acquired title as husband and wife dated November 16th 2013 and recorded December 31st 2013 of record in Instrument No. 20131231-0131129 in the said Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) 2019 taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown in Master Deed of record in Book 4809, Page 829, as amended in Book 4813, Page 964, and in Book 5100, Page 894; Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of The Coach House, a Condominium, of record in Book 4675, Page 107 Master Deed of record in Book 4809, Page 829, amended in Book 4813, Page 964, and in Book 5100, Page 894; and By-Laws in Book 4809, Page 859, Page 5100, Page 897, Register's Office for Davidson County, Tennessee.

Improved property known as: 523 Harding Place Unit A4, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of April, 2019.

_____(SEAL)
Dan Gartley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2019, before me personally appeared Dan Gartley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 19th day of April, 2019.

_____
Notary Signature
My commission expires:
11/8/21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $108,640.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
19th day of April, 2019

_____
Notary Public
My commission expires: 11/5/2019
File No. 19-228

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212