THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $905,000.00. Affiant
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34915-07-2019**	Subscribed and sworn to before me this 29th day of July, 2019. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Francisco E. Garcia Gonzalez 621 Harpeth Trace Dr. Nashville, TN 37221	NEW OWNER	Map and Parcel No.: 143 02 0 A 072 00CO

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, **Lee F. Noel,** married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francisco E. Garcia Gonzalez*** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 621 Harpeth Trace Dr., Nashville, TN 37221.

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

Emily Jordan Noel joins in the execution of this deed in order to convey her marital interest in the subject property.

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.

Karen Johnson Davidson County
Batch# 264391 DEEDWARR
07/31/2019 09:42:01 AM 3 pgs
Fees: $18.00 Taxes: $3,348.50

20190731-0075306

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2019.

Lee F. Noel

Emily Jordan Noel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lee F. Noel and Emily Jordan Noel 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 July, 2019.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Phase Three Harpeth Trace Estates, as of record in Plat Book 5200, pages 751 thru 753, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee F. Noel, married by deed dated April 27, 2012 from Charles Thomas Bulla and Sheri Bulla of record in Instrument No. 20120430-0036872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 143 02 0 A 072 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates of record in Book 5120, page 208, Book 5120, page 918, amended in Book 5178, page 138, Book 5182, apges 767 and 769, Book 5380, page 357 and supplemented in Book 6274, page 148, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5099, page 783 and Book 6380, page 201, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 751 through 753, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882 and Book 6407, page 892, Register's Office for Davidson County, Tennessee.
6. Overpass Construction Agreement recorded in Book 5102, page 956, Register's Office for Davidson County, Tennessee.