Karen Johnson Davidson County
Batch# 282721 DEEDWARR
09/09/2019 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20190909-0090893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Erica Lee	Same	062 02 0A 218.00
(NAME)	(NAME)	
2762 River Bend Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Heather Nobles and Bird Nobles, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erica Lee, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 341, on the subdivision plan of River Trace Estates, Phase I, Section 3, of record in Book 6900, Page 615, Register's Office for Davidson County, to which plan is hereby made for a more complete description.

Subject to all Easements, Restrictive Covenants and Conditions, and other Matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Heather Workman by Warranty Deed from Misty D. Ragland now Ezell, married and Adam L. Ezell dated February 28, 2014 and recorded March 07, 2014 as Instrument No. 20140307-0019255, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Heather Nobles, a married woman by Quitclaim Deed from Heather Nobles, a married woman, who acquired title as Heather Workman, joined by her husband, Bird S. Nobles, dated September 17, 2018 and recorded September 28, 2018, as Instrument Number 20180928-0096213, in said Register's Office for Davidson County, Tennessee. Bird Noble, the spouse of Heather Noble, joins in the execution of this instrument to convey his marital rights, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-1908182SSO

unimproved ☐
This is improved ☒ property, known as 2762 River Bend Dr., Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 this 4th day of September 2019

Heather Nobles by Makeysha Sorensen
Heather Nobles as Attorney-in-Fact
By Makeysha Sorensen as Attorney-in-Fact

Bird Nobles by Makeysha Sorensen
Bird Nobles as Attorney-in-Fact
By Makeysha Sorensen as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Heather Noble and Bird Noble, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Heather Noble and Bird Noble, for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2019.

Notary Public

My Commission Expires:

(SEAL)

ASHLEY NOFFSINGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

File Number: FRN-1908182SSO

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

