WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021
(AFFIX SEAL)

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).
Lynn Noiles and George Noiles		086 10 0A 011.00
(NAME)	(NAME) NEW OWNER	
128 Lakeside Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I/WE, **Stephen D. Key and wife, Carol A. Key**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George E. Noiles and Lynn M. Noiles, husband and wife**, 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:

Being Lot No, 11, on the Final Subdivision Plat of Hermitage Highlands, of record in Instrument 20030422-0052784, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen D. Key and wife, Carol A. Key by Warranty Deed from George Dunn d/b/a George Dunn Contractors dated December 30, 2003 and recorded January 2, 2004 as Instrument No. 20040102-0000705, in said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 128 Lakeside Court, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 284771 DEEDWARR
09/12/2019 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20190912-0092498

File Number: FRN-1908097SSO

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 10th day of September, 2019

Stephen D. Key

Carol A. Key

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stephen D. Key and wife, Carol A. Key, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

File Number: FRN-1908097SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)