WARRANTY DEED

Karen Johnson Davidson County
Batch# 307159 DEEDWARR
10/28/2019 02:47:39 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20191028-0110373

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/6/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Brian Jones	New Owner	105010V00200CO
(NAME)	(NAME)	
1018 14th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we The Noe Trust dated September 13, 2001, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Michael Brian Jones, a single man hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of The Cottages at 1016 14th Ave South, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151214-0125194, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mark D. Noe and Mary T. Noe, husband and wife by Warranty Deed from Jason Bockman, dated 07/15/2016 and recorded 07/20/2016, of record in Instrument No. 20160720-0074790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark D. Noe and Mary Therese Noe, Trustees of The Noe Trust dated September 13, 2001 by Quitclaim Deed from Mark D. Noe and Mary T. Noe, husband and wife, dated 06/20/2017 and recorded 06/30/2017, of record in Instrument No. 20170630-0065946, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1018 14th Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 536864
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22 day of October, 2019.

The Noe Trust dated September 13, 2001

By: _____
Mark D. Noe, as Trustee

By: Mary Therese Noe.
Mary Therese Noe, as Trustee

State of CALIFORNIA

County of LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark D. Noe and Mary Therese Noe, as Trustees with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustees of The Noe Trust dated September 13, 2001, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 22 day of October, 2019.

_____
Notary Public:
My Commission Expires: 05/04/2021

JEFF B. PAK
Commission No. 2195389
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires MAY 4, 2021

NCC1 NCC1

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-WR-19-1018