

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Andrew Michael Bray
Affiant

Subscribed and sworn to before me, this the 27th day of MARCH, 2020.

Notary Public

My commission expires: 6/13/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANDREW MICHAEL BRAY	**INTERLINC MORTGAGE SERVICES, LLC**	**126-15-0A-280.00 CO**
7237 Explorer Trail	5875 N Sam Houston Parkway, Ste 300	
Nashville, TN 37221	Houston, TX 77086	

Karen Johnson Davidson County
Batch# 379610 **DEEDWARR**
03/31/2020 09:05:08 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200331-0034237

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
ANN NOBLE, A MARRIED WOMAN, AKA ANNE NOBLE AND HUSBAND, PETER NOBLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ANDREW MICHAEL BRAY, UNMARRIED

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 80, as shown on the map entitled the plan of Section Seven, Boone Trace at Biltmore, of record as Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANN NOBLE, A MARRIED WOMAN, by deed from WALTER O. ESPEJO AND MARIA TERESA ESPEJO, HUSBAND AND WIFE, of record in Instrument No. 20100405-0024837, dated March 30, 2010, said Register's Office.

ANN NOBLE IS CORRECTLY SPELLED AS ANNE NOBLE.
ANNE NOBLE IS ONE AND THE SAME PERSON AS ANNE CELESTE L. NOBLE.

PETER NOBLE IS THE SPOUSE OF ANNE NOBLE.
PETER NOBLE IS ONE AND THE SAME PERSON AS PETER ANTON L. NOBLE.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 7237 Explorer Trail, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 25th day of March, 2020.

Anne Noble by Maria Teresa L. Espejo her atty in fact

ANNE NOBLE
BY: MARIA TERESA L ESPEJO, HER ATTORNEY IN FACT

Peter Noble by Maria Teresa L. Espejo his atty in fact

PETER NOBLE
BY: MARIA TERESA L ESPEJO, HIS ATTORNEY IN FACT

State of Tennessee)
County of Davidson)

On this 25th day of March, 2020, before me personally appeared MARIA TERESA L ESPEJO, to me known to be the person who executed the foregoing instrument in behalf of ANNE NOBLE AND PETER NOBLE, and who acknowledged that she executed the same as the free act and deed of ANNE NOBLE AND PETER NOBLE.

Witness my hand, at office, this 25th day of March, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. 9-2023