WARRANTY DEED

Karen Johnson Davidson County
Batch# 384748 **DEEDWARR**
04/13/2020 12:13:36 PM 2 pgs
Fees: $13.00 Taxes: $1,313.13

20200413-0038257

W-SB-FRG-20-621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Carney and Annelise Carney	SAME	
(NAME) **621 Harpeth Bend Drive**	(NAME)	**142-15-0-053-00**
(ADDRESS) **Nashville, TN 37221-3547**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **HOPE AUREA NOE AND HUSBAND, HENRY WARREN NOE, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN CARNEY AND ANNELISE CARNEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Harpeth Valley Park, Section I, of record in Plat Book 3600, Page 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hope Aurea Noe and husband, Henry Noe, III by Warranty Deed from Jordan B. Owen and Katherine L. Owen of record in Instrument No. 20160419-0037615 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 19, 2016. Henry Noe, III and Henry Warran Noe, III are one and the same.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3600, Page 93 and 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3857, Page 858, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **621 Harpeth Bend Drive, Nashville, Tennessee 37221-3547**.

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), their heirs and 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), 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 my/our hand(s) this the 9th DAY OF APRIL, 2020.

Hope Aurea Noe by John Gleaves,
Attorney in Fact

Henry Warren Noe III by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HOPE AUREA NOE AND HENRY WARREN NOE, III, and who acknowledged he/she/they executed the same as the free act and deed of the said HOPE AUREA NOE AND HENRY WARREN NOE, III.

Witness my hand and official seal, this the 9th of April, 2020.

Notary Public
My Commission Expires: 5/2/2022
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212