THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **422,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 459335 **DEEDWARR**
08/18/2020 02:19:04 PM 2 pgs
Fees: $13.00 Taxes: $1,563.25

20200818-0092861

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela M. Beck	BankSouth Mortgage Company, LLC	
618 Comet Drive	3290 Northside Pkwy., Suite 600	09015010200
Nashville, TN 37209	Atlanta, GA 30327	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lee Francis Noel, Jr., married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela M. Beck, singe woman,**

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

All That Certain Parcel of Land Situated in the City of Nashville, County of Davidson, State of Tennessee, Being Known and Designated as Follows:

Being Lot No. 1055 on the Plan of Charlotte Park, Section 14, as of Record in Book 3300, Page 29, Register's Office for Said County.

Said Lot No. 1055 Fronts 86 Feet on the Northerly Side of Comet Drive and Runs Back Between Lines 163.1 Feet on the Easterly Side and 179.9 Feet on the Westerly Side, Which is a Broken Line, to a Line in the Rear on Which it Measures 20 Feet.

Being the same property conveyed to Alper F. Ozler, married man by Warranty deed from Barzan Hawramy and Azhim Hawramy, husband and wife of record in Instrument No. 20170103-0000149 Register's Office for Davidson County, Tennessee, dated December 29, 2019 and recorded on January 03, 2017.

Being the same property conveyed to Lee Francis Noel Jr. by Special Warranty deed from The Secretary of Veterans Affairs, an officer of the United States of America of record in Instrument No. 20191028-0109946 Register's Office for Davidson County, Tennessee, dated October 22, 2019 and recorded on October 28, 2019.

The above described property has always been Grantor's investment property and is not a marital asset.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-SBW-20618

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **618 Comet Drive, Nashville, TN 37209.**

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 my hand this the 12th day of August, 2020.

Lee Francis Noel, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lee Francis Noel, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of August, 2020.

My Commission expires: Jan 8, 2024

Notary Public