Davidson County DEEDWARR
Recvd: 12/03/03 14:14 2 pgs
Fees:13.00 Taxes:647.50

20031203-0173961

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Carrie Bruce
Affiant

Subscribed and sworn to before me this 24th DAY OF November, 2003.

Rachel Wyers
Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 31, 2007
(AFFIX SEAL)

B-YF-03-7009

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Snodgrass, Jr.	Columbia National	
7009 Cotton Blossom Lane	(NAME) 7142 Columbia Gateway Dr	141-15-12 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Columbia MD 21046	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER M. FLOWERS AND WIFE, YOCIA FLOWERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. SNODGRASS, JR. AND WIFE, SARA M. SNODGRASS, hereinafter called the Grantee(s), their heirs 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. 84 on the Plan of Section I, Rolling River Estates of record in Plat Book 4860, Page 27, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Yocia T. Ayers and Christopher M. Flowers, both unmarried by Deed dated August 22, 2000 and filed for record on August 24, 2000 in Instrument Number 20000824-0083832, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 4860, Page 27, Register's Office for said County.

Homeowners Association Charter filed for record in Book 4892, Page 671; Book 8276, Page 552 in the Register's Office for Davidson, Tennessee.

By-Laws filed of record in Book 4892, Page 679, in the Register's Office for Davidson, County, Tennessee.

Restrictive Convenants of record in Deed Book 4788, Page 950; Book 4871, Page 640; Book 4892, Page 689, Register's Office of said County.
Yocia T. Ayers and Yocia Flowers being one and the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7009 Cotton Blossom Lane, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 24th day of November, 2003.

Christopher M. Flowers

Yocia Flowers

STATE OF Tennessee

COUNTY OF Davidson

I, John Gleaves, a N otary Public of the County and State first above written, do hereby certify that Chris Flowers and Yocia Flowers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of November, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903