WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/04 09:08 2pgs
Fees:13.00 Taxes:573.50

20041115-0136582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Cathy Parsons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Parsons	**Star Mortgage**	**131-1-D-76CO**
(NAME)	(NAME)	
5025 Hillsboro Pike, Unit 11-H	**P O Box 200010-9246**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Kennesaw, GA 30156**	
(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, WE, **TODD SNEED AND WIFE, JODI T. SNEED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHY PARSONS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Apartment No. 11-H, (Unit No. 76) of Georgetown Apartments, a Condominium, created under Title 66, Code Sections 64-2704 to 22, both inclusive, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of 5025 Hillsboro Homeowners' Association, of record in Book 5211, page 325, and as amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat record of Book 5200, page 4, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Todd Sneed, unmarried by Deed from Joseph E. Conn of record in Book 11107, page 22 Register's Office for Davidson County, Tennessee dated September 3, 1998. The said Todd Sneed is now married to Jodi T. Sneed.

Jodi T. Sneed, wife of the said Todd Sneed, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This conveyance is subject to the following:
Master Deed & By-Laws of record in Book 5211, page 325, Book 566, page 133, Book 6079, page 516
Charter of the Homeowner's Association of record in Book 5233, page 459
The Plan of Record in Book 5200, page 4
Property Taxes for the Current Year

unimproved ☐

This is improved ☒ property, known as **5025 Hillsboro Road 11 H, Nashville, TN 37215**
(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 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 our hands this 12 day of November, 2004.

Todd Sneed

Jodi T. Sneed

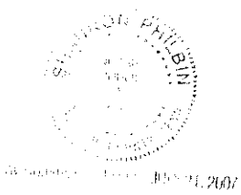
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Sneed and wife, Jodi T. Sneed, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of November, 2004.

Commission expires: July 21, 2007



Shannon Philbin Notary Public