WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 02/04/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/20/05 13:01 2 pgs
Fees:13.00 Taxes:246.05
20050620-0070366

KANDACE N. TOMBERLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon J. Snowder	Brandon J. Snowder	2DX-01464
(NAME) 906 Lauren Court	(NAME) 906 Lauren Ct.	
(ADDRESS) Nashville, Tenessee 37217	(ADDRESS) Nashville, TN 37217	
(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, Patrick J. Bautz, and wife Laurie A. Bautz, hereinafter called the GRANTORS. have bargained and sold, and by these presents do transfer and convey unto Brandon J. Snowder and Laura E. Snowder, 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 Lot No. 77-A on the plan of **Harbor Gate,** Section Two, as of record in Plat Book 6200, page 488, amending Book 6250, page 33, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick J. Bautz, and wife Laurie A. Bautz, by Deed from Todd P. Jones, dated October 19, 1999 and filed for record in Instrument No. 19991215-0303404 , Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Restrictive covenants of record in Book 6366, page 494, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 906 Lauren Ct., Nashville, TN 37217

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 24th day of May, 2005.

Virginia Senor

Angelique Davis

Patrick J. Bautz

Laurie A. Bautz by

attorney in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

May-24-2005 01:13am From- T-068 P.009/010 F-015

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~WILLIAMSON~~ Seminole

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Patrick J. Bautz, and wife Laurie A. Bautz, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained. By Laurie Bautz attorney in fact

Witness my hand and official seal at office this the 24 day of May, 2005.

Commission expires:

Virginia M. Semon
Notary Public

Virginia M. Semon

VIRGINIA M. SEMON
MY COMMISSION # DD 369500
EXPIRES: May 15, 2007
Bonded Thru Notary Public Underwriters

May-24-2005 01:13am From- T-066 P.010/010 F-015