File No. 250700451

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-24-07

(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 09/06/05 08:48 2 pgs
Fees:13.00 Taxes:425.13

20050906-0106248

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Montina	Option One Mortgage Corp.	120-01-0-056.00
(NAME)	(NAME)	
1211 Cantina Drive	1600 Parkwood Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Atlanta GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Mary L. Snell, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Barbara Rains, unmarried and Joseph Montina, unmarried, as tenants in common with expressed rights of survivorship** 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:

Land in Davidson County, Tennessee, being all of Lot Nos. 30 and 31, on the Plan of First Addition, Miro Meadows, as shown by plat appearing of record in Plat Book 1424, Page 106, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to William B. Snell and wife, Mary L. Snell by Warranty Deed dated April 8, 1960 of record in Book 3035, Page 449, Register's Office for Davidson County, Tennessee. The said William B. Snell having since died. The said William B. Snell having died October 16, 1982, leaving Mary L. Snell as sole tenant by the entirely.

Sanitary Sewer and/or Storm Drainage of record in Book 4717, Page 332 and in Book 4792, Page 501; All matters shown on the plan of record in Plat Book 1424, Page 106; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1211 Cantina Dr., 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, 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/our hand(s) this 30th day of August, 2005.

Mary L. Snell by Katherine A Hall, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of August, 2005, before me personally appeared Katherine A. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Mary L. Snell, and is authorized by her, and does hereby acknowledge the execution of this instrument on hher behalf, by virtue of an instrument of record in Instrument No. 20050906-0106247 Register's Office of Davidson County, Tennessee.

Witness my hand at office this 30th day of August, 2005.

Commission expires: September 22, 2007

Julia A Hirt Notary Public

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (Seal)

File Number: 250700451

RETURN TO:

Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076