# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/06 11:02 2 pgs
Fees:13.00 Taxes:291.93

20060919-0115830

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/3/2010 (AFFIX SEAL)

JENNIFER COOK WILSON
NOTARY PUBLIC STATE OF TENNESSEE
WILSON COUNTY

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
Murfreesboro, Tennessee

M-0710

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Debra K. Fritts | USFCU | 075-07-0 245.00 |
| (NAME) | (NAME) | |
| 407 Rachels Court West | 1712 Volunteer Pkwy | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Bristol, TN 37620 | |
| (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, Desiree M. Snider, an unmarried person HEREINAFTER CALLED THE GRANTOS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra K. Fritts, _____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:

BEING all of Lot 14-B as shown on the plan of Zone Lot Division – Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel's Square, Section One of record in Book 6250, Page 538 and amended in Book 6250, Page 539 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Desiree M. Snider by Warranty Deed from Leroy J. Humphries, married of record in Instrument number 20030922-0139411, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 407 Rachels Court West, Hermitage, TN 37076
(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 my hand this 15th day of September, 2006.

Desiree M. Snider

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Desiree M. Snider the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 15th day of September, 2006.

Commission expires: 8-16-09

Heather Lee

Heather Lee Notary Public

Heather Lee
State of Tennessee Notary Public
Rutherford Co

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
125 River Rock Blvd., Suite B
Murfreesboro, Tennessee 37128