File No. 260801706

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 8-20-07
(AFFIX SEAL)

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 09/28/06 12:30 2 pgs
Fees:13.00 Taxes:647.50
20060928-0120098

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn O'Neil	GMAC Mortgage Corporation	
(NAME) 6733 Ascot Drive	(NAME) 7 Carnegie Plaza	MAP/PARCEL 151090A24400CO
(ADDRESS) Antioch, TN 37013-1169	(ADDRESS) Cherry Hill, NJ 08003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Christopher R. Snyder and Samantha Kay Snyder, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenn O'Neil and Joyce O'Neil, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 244, Final Plat, Phase 3, Section I (35 Lots), LONG HUNTER CHASE, Phase 3, a Planned Unit Development, as shown by plat of record in Instrument Number 20001103-0109138, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher R. Snyder, Unmarried and Samantha Kay Fortner, Unmarried by deed from NVR, Inc. A Virginia Corporation, Trading as Fax Ridge Homes of record in Instrument No. 20020206-0016344, Register's Office for said County.

The said Samantha Kay Fortner having since married is now known as Smantha Kay Fortner-Snyder.

Easements as shown of record in Book 1115, Page 302, Book 8358, Pages 91 & 92, Book 9661, Page 919, Book 4446, Page 423, Book 4535, Page 351 and Book 11497, Page 592, Register's Office for said County.

Storm Drainage/Sewer Easements as shown of record in Book 4717, Page 515, and Instrument No. 20001030-0107415, Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, Register's Office for said County.

Transmission Line Easement as shown of record in Book 1101, Page 457 and Book 2338, Page 466, Register's Office for said County.

Easement for Water Mains as shown of record in Book 8197, Page 288 and Book 9988, Page 821, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 9588, Page 931 and Book 9988, Page 793, Register's Office for said County.

Certificate of Resolution for JCH Development Company, Inc. as shown of record in Book 9432, Page 789, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 9433, Page 953, Register's Office for said County.

QuitClaim of Common Areas to Long Hunter Chase Homeowners Association as shown of record in Book 9432, Page 792 and Book 9649, Page 764, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9430, Page 251, Book 9534, Page 938, Book 9534, Page 942, Instrument No. 20010514-0049630, Register's Office of said County.

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

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 6733 Ascot Drive, Antioch, TN 37013-1169

(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), 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), 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 hands this 26th day of September, 2006.

Christopher R. Snyder

Samantha Kay Snyder

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christopher R. Snyder and Samantha Kay Snyder, husband and wife, 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 MT JULIET, Tennessee, this 9/26/2006.

My Commission Expires:

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260801706

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167