BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/07 16:13 2 pgs
Fees:13.00 Taxes:462.50

20070228-0024996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2007.

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Exp. 8/8/09

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Eric Sneed, et al	Countrywide Home Loans	
(NAME)	(NAME)	
4044 Calumet Drive	2021 North Gallatin Road	150-14A-11
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Madison, TN 37115	
(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, **VALERIE MCDOUGALL RAVENELL AND HUSBAND, ANTHONY RAVENELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM ERIC SNEED, UNMARRIED, SHERRYL L. SNEED AND HUSBAND, JONATHAN B. SNEED, AS JOINT TENANTS WITH 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 Lot No. 11 on the Final Plat of Calumet, Phase One, of record in Plat Book 6900, page 673, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Allen McDougal and wife, Valerie Diane McDougal by deed from The Tisdale Company, dated April 13, 1990, of record in Book 8089, page 769, Register's Office for Davidson County, Tennessee and by Order of record as Instrument No. 20020920-0115147, Register's Office for Davidson County, Tennessee, said property was quieted in James Allen McDougal and title is now vested in Valerie McDougal Ravenell.

Anthony Ravenall joins in the execution of this conveyance for the limited purpose of conveying any interest that he may have in said land by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 4044 Calumet Drive, Antioch, TN 37013

(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 26th day of February, 2007.

Valerie McDougall Ravenell

Anthony Ravenell

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 Valerie McDougall Ravenell and Anthony Ravenell, 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 26th day of February, 2007.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010