Davidson County DEEDWARR
Recvd: 02/25/08 16:13 2 pgs
Fees:13.00 Taxes:381.10

20080225-0018482

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $103,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2008

Notary Public

My Commission Expires: 01/24/09

**THIS INSTRUMENT WAS PREPARED BY**
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Melissa L. Yeska<br>609 Lischey Ave.<br>Nashville, TN 37207 | SunTrust Mortgage, Inc.<br>1001 Semmes Avenue<br>Richmond, VA 23224 | 082-07-0-361.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **T. Scott Snell and wife Kathleen Snell** said Grantor does hereby bargain, sell, transfer and convey unto **Melissa L. Yeska, unmarried** 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. 5, on the Plan of Village Manor, as shown on plat of record in Plat Book 3300, page 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to T. Scott Snell and wife, Kathleen Snell in Instrument 20070926-0114746 recorded 9/26/2007, 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; 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.

Improved X Unimproved_____

Commonly known as: 609 Lischey Ave. Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 25th day of January, 2008.

T. Scott Snell

Kathleen Snell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of January, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared T. Scott Snell and wife Kathleen to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25th day of January, 2008.

Notary Public

My Commission Expires: 11-29-2011