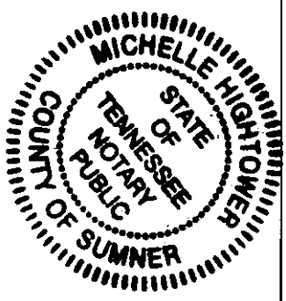
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/08 15:46 2 pgs
Fees:13.00 Taxes:343.73
20081112-0112133



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-19-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany D. Earnest	Platinum Mortgage	120-01-0-058.00
(NAME)	(NAME)	
1215 Catina Drive	103 Spenryn Drive, Suite B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Madison, AL 35758	
(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, Elizabeth A. Howard, now Snyder, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tiffany D. Earnest, an unmarried woman, 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. 28 on the Map of Miro Meadows, First Addition, as of record in Book 1424, Page 106, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth A. Howard by Warranty Deed dated October 18, 2004 from the Estate of James Allen Miller, Fred Miller, Executor of record in Instrument Number 20041103-0132186, said Register's Office. Elizabeth A. Howard has since married and is now known as Elizabeth A. Howard Snyder.

This property was not the marital residence of the Grantor.

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 x property, known as 1215 Catina Drive, 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 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 7th day of November, 2008.

Elizabeth A. Howard Snyder

STATE OF MISSOURI
COUNTY OF Audrain

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Howard Snyder, the within named 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 Mexico, MO this 7th day of November, 2008.

Commission expires: April 12, 2009

Notary Public

VICKI OLIGSCHLAEGER
Notary Public - Notary Seal
State of Missouri, Monroe County
Commission # 05695503
My Commission Expires: April 12, 2009

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206