BILL GARRETT, Davidson County
Trans:T20090041401 DEEDWARR
Recvd: 06/22/09 10:50 2 pgs
Fees:13.00 Taxes:462.50
20090622-0057790

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Miriam Mason
3108 Cedarcroft Drive
Antioch, TN 37013

**SEND TAX BILL:** Same

**MORTGAGEE:**

**MAP AND PARCEL:**
Map 150-10
Parcel 21

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Corey D. Snelson, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Miriam Mason, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 128, as shown on the map entitled Section 10-A Cherry Hills, of record as Plat Book 4860, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to COREY D. SNELSON, by deed from CHRISTOPHER H. NOLEN and wife, TISHA R. NOLEN, of record as Instrument No. 20040603-0065643, dated May 28, 2004, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 3108 Cedarcroft Drive, Antioch, TN 37013.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 10th day of June, 2009.

Corey D. Snelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Corey D. Snelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 10th day of June, 2009.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF Wilson )

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 11 day of June, 2009.

**NOTARY PUBLIC**

My Commission Expires: _____

SCOTT A. ZEHNDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES 7/21/2010