WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100010248 DEEDWARR
Recvd: 02/22/10 09:14 2 pgs
Fees:13.00 Taxes:684.13
20100222-0013140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$184,900.00~~

Affiant

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DAVID R. A. ROETGER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH OF DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-21-13

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Smith-Watson	Franklin American MTG Co.	Map 181-3-A
(NAME)	(NAME)	
6556 Broken Bow Drive	501 Corporate Center Dr.	Parcel 13 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	
(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, **J. BRETT SNEED AND WIFE, SHERRYL L. SNEED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA SMITH-WATSON, UNMARRIED, AND BIRD SMITH, UNMARRIED, TENANTS IN COMMON 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. 13 on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, pages 556 and 557, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to J. Brett Sneed and wife, Sherryl L. Sneed, by deed from Eugene A. Collins and wife, Lisa Dawn Collins, of record in Book 11473, page 319, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 9700, pages 556-557, said Register's Office; (c) restrictive covenants of record in Book 10752, page 553, Book 11708, page 575, Instrument #20000727-0074152, Instrument #20030509-0062505, Instrument #20050118-0006063, Instrument #20060523-0060562, Instrument #20070606-00667790 and Instrument #20070606-0067791, said Register's Office; (d) Bylaws of record in Book 11033; page 509, said Register's Office; and (e) easements of record in Book 10729, page 380 and Book 6549, page 403, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6556 Broken Bow Drive, Antioch, Tennessee 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 28th day of January, 2010.

J. Brett Sneed

Sherryl L. Sneed

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 J. Brett Sneed and Sherryl L. Sneed, the bargainor, 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 28th day of January, 2010.

Commission expires:

Notary Public

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

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