WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110008202 DEEDWARR
Recvd: 02/08/11 10:53 2 pgs
Fees:13.00 Taxes:517.63

20110208-0011066

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY, GREATER NASHVILLE TITLE AND CLOSING COMPANY, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hilary R. Murtagh	Hilary R. Murtagh	034070A01500CO
(NAME)	(NAME)	
209 Valley Bend Driv	209 Valley Bend Driv	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, Tonya Sneed, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hilary R. Murtagh, HEREINAFTER CALLED THE GRANTEES, HER 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 Unit No. 15 on the Plan of Harbor Village, Phase 1, Planned Unit Development of record in Book 6900, Page 37 and amended in Book 8250, Page 490 in the Register's Office for Davidson County, Tennessee to which plan references are here made for a complete description thereof.

Being the same property conveyed to Tonya Sneed by Special Warranty Deed from Federal National Mortgage Association which deed is dated March 17, 2009 and recorded March 20, 2009 as Instrument No. 20090320-0025213 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH ON THE PLAN OF HARBOR VILLAGE, PHASE 1, PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 6900, PAGE 37 AND AMENDED IN BOOK 8250, PAGE 490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6628, PAGE 577; BOOK 6646, PAGE 543; BOOK 10672, PAGE 743 AND INSTRUMENT NO. 20010817-0089318, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO BY-LAWS OF RECORD AS INSTRUMENT NO. 20070205-0014894, SAID REGISTER'S OFFICE AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☑ property, known as 611 Glenn Circle, Madison, TN 37115
(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, her 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, her 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 4th day of February, 2011.

Tonya Sneed

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of February, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tonya Sneed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, DEANIE L. GREGORY



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115