WARRANTY DEED

G-ER-11-5300

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Stepanske	Coldwell Banker Mortgage	
164 Neverbreak Drive	(NAME) 1 Mortgage Way	161-1-A-78.00 CO
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) Mt. Laurel, NJ 08054	161-1-A-00200 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NATALIE BRACY SNEED, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD A. STEPANSKE AND HELEN T. STEPANSKE, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that 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. 5300 AS SHOWN ON THE PLAT OF DANBURY OF RECORD IN BOOK 6612, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH GARAGE NO. 2 AS SHOWN ON SAID PLAT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE DANBURY HOMEOWNERS ASSOCIATION, ALL AS DESCRIBED IN BOOK 6612, PAGE 75, ET SEQ. SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO NATALIE BRACY BY WARRANTY DEED FROM LAURA B. WALKER, RECORDED ON THE 3RD DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061103-0137262, CORRECTED AT INSTRUMENT NO. 20071102-0129329, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID NATALIE BRACY IS NOW KNOWN AS NATALIE BRACY SNEED.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 6612, PAGE 75; CHARTER OF HOA OF RECORD IN BOOK 6625, PAGE 510 AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5300 Edmondson Pike, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110058029 DEEDWARR
Recvd: 09/19/11 12:47 2 pgs
Fees:13.00 Taxes:351.50
20110919-0072436

Witness my/our hand(s) this 16th day of September, 2011.

Natalie Bracy Sneed

Natalie Bracy Sneed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Natalie Bracy Sneed, the within named bargainor, 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, this the 16th day of September, 2011.

Notary Public

My Commission Expires: 10 · 16 · 11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903