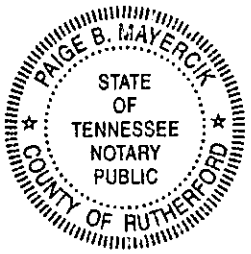
File No. 110603

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20110069612 DEEDWARR
Recvd: 11/04/11 10:55 2 pgs
Fees:13.00 Taxes:240.50

20111104-0086242

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2011.

Paige B. Mayercik
Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Davis	Brand Mortgage Group, LLC	052 01 0C 040.00 CO
(NAME)	(NAME)	
603 Priscilla Court	6224 Sugarloaf Parkway, Suite 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Duluth, GA 30097	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Brenda L. Snider, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Davis, unmarried, 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. 40 on the plan of NEELY'S CHASE REVISED, of record in Book 7900, page 196, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brenda L. Snider, a married woman, by deed from Charlotte L. Coleman, dated March 9, 2007 and recorded on March 13, 2007 in Instrument No. 20070313-0030606, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Neely's Chase, a Planned Unit Development, of record in Book 7910, page 836 and Book 8123, page 994, said Register's Office.

Charter of Neely's Chase Homeowners' Association, Inc. of record in Book 7910, page 829, said Register's Office.

Deed for open area to Neely's Chase Homeowners' Association, Inc. of record in Book 8123, page 997, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5148, page 171, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 603 Priscilla Court, 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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are

File No. 110603

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 my hand this 2nd day of November, 2011.

Brenda L. Snider

Brenda L. Snider

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda L. Snider, 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 this 2nd day of November, 2011.

Commission expires:

2/28/12

Rebecca Campbell

Notary Public

Rebecca Campbell
State
Of
Tennessee
Notary
Public
Sumner County