WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2011

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip F. Smith	Wells Fargo Bank, N.A.	10415010300
(NAME)	(NAME)	
2617 Sunset Place	101 North Phillips Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Sioux Falls, SD 57104	2011-0631
(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, Rebecca A. Snyder, an unmarried woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip F. Smith and Kelly K. Smith, husband and wife, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 18 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 50 feet on the southerly side of Sunset Place, (formerly Turner Avenue) and runs back between parallel lines 160.5 feet to the northerly line of Lot No. 11.

Being the same property conveyed to Daniel G. Stover and wife, Rebecca A. Snyder by warranty deed of Andrzej Krezel and wife, Lilianna Krezel, dated May 22, 2008, of record in Instrument No. 20080527-0053208, Register's Office of Davidson County, Tennessee.

And further conveyed to Rebecca A. Snyder by Quitclaim Deed from Daniel G. Stover, dated October 2, 2009, of record in Instrument No. 20091208-0112305, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq. Subject to all matters appearing on the map of Sunset Park, of record in Book 332,page 132, Register's Office of Davidson County, Tennessee. Grant of Appurtenant easements for joint driveway access of record in Book 9647, page 961, said Register's Office.

This property, known as 2617 Sunset Place, Nashville, TN 37212
(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.

BILL GARRETT, Davidson County
Trans:T20110079258 DEEDWARR
Recvd: 12/15/11 09:04 2 pgs
Fees:13.00 Taxes:1480.00
20111215-0097502

Witness my/our hand(s) this 9TH DAY OF DECEMBER, 2011.

Rebecca A. Snyder
By James T. Oglesby POA

Rebecca A. Snyder by James T. Oglesby, Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James T. Oglesby, Attorney-in-Fact for Rebecca A. Snyder, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Rebecca A. Snyder, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 9th day of December, 2011.

Jackie Lampley
Notary Public

My Commission Expires: 6/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013