WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Affiant Subscribed and sworn to before me, this the 19th day of December, 2011. Notary Public My commission expires: 9/8/2013 (AFFIX SEAL)

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rachel L. Wendall **Wesley T. Suitt**	Franklin American Mtg Co.	**Map 103-02-0 Parcel 207.00**
5604 Meadowcrest Lane	501 Corporate Drive Ste 400	
Nashville, TN 37209	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin C. Snarr, unmarried, and Mary K. Snarr, now known as Mary Kirkwood Fletcher, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel L. Wendall, unmarried, and Wesley T. Suitt, unmarried, as Joint Tenants 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. 87 on the Plan of Richland Meadows, Section Two, of record in Plat Book 2083, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin C. Snarr and wife, Mary K. Snarr, by Deed from Jeffrey S. Bayer, married, of record in Instrument No. 20080530-0055109, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 110-1241, Fourth Circuit Court for said County. Mary K. Snarr is now known as Mary Kirkwood Fletcher.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **5604 Meadowcrest Lane, Nashville, TN 37209**

BILL GARRETT, Davidson County
Trans:T20110080817 DEEDWARR
Recvd: 12/21/11 12:23 2 pgs
Fees:13.00 Taxes:684.50
20111221-0099684

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 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 my/our hand(s) this **19th** day of **December, 2011.**

Benjamin C. Snarr

Mary K Snarr n/k/a Mary Kirkwood Fletcher

Mary K. Snarr n/k/a Mary Kirkwood Fletcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin C. Snarr and Mary K. Snarr n/k/a Mary Kirkwood Fletcher,** the within named sellers, 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 **19th** day of **December, 2011.**

Notary Public

My Commission Expires: 11-15-15

