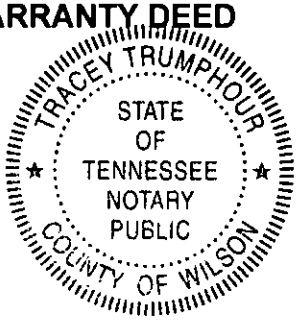
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bonnie J. White	US Bank National Association	086140B11400CO
(NAME)	(NAME)	
3548 Greenwood Drive	PO Box 7298	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120004009 DEEDWARR
Recvd: 01/18/12 09:03 2 pgs
Fees:13.00 Taxes:573.50
20120118-0004759

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mattie A. Snyder and Tina Snyder Carver, joint Tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bonnie J. White, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 64 on the plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Pages 738-739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mattie A. Snyder and Tina Snyder Carver, joint tenants with right of survivorship by Deed from Mattie A. Snyder, unmarried, dated 08/23/2011 and filed for record on 08/25/2011 in Instrument 201108250065699, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 225, Plat Book 6900, Page 738-739, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7170, Page 987, as amended of record in Book 7628, Page 6, as amended of record in Book 7940, Page 565, said Register's Office.

Said By-Laws were amended of record in Instrument 201105260040493, said Register's Office.

Storm Water Detention Agreement of record in Book 7107, Page 408, said Register's Office.

Charter of record in Book 7114, Page 370, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-6330
SMG TN Warranty Deed

This is improved ☑ property, known as 3548 Greenwood Drive, Hermitage, TN 37076
(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/or 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/or 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 our hands this 13th day of January, 2012.

Mattie A. Snyder

Tina Snyder Carver

State of Tennessee
County of Wilson

Personally appeared before me Mattie A. Snyder and Tina Snyder Carver, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of January, 2012.

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON