SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Lee Langford 116 Phillips St. Charlotte, TN 37036	New Owner	Map & Parcel 075060A09100CO

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,

Robert E. Snyder, unmarried and Susan Lee Snyder, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Troy Lee Langford, 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 Unit A of Lot 342 of Phase 2, on the Plan of Hermitage Villa Condominiums as shown as Exhibit B of Page 2 of Master Deed of record in Book 6623, Page 595, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert E. Snyder and Susan Lee Snyder, joint tenants with right of survivorship by Deed from Timothy N. Tackett, unmarried dated August 25, 2009 of record in Instrument Number 20090826-0080424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6623, Page 595, Register's Office for Davidson County, Tennessee.
2) Property is subject to the Hermitage Villa Condominiums as shown on Exhibit B of Page 2 of Master Deed, of record in Book 6623, Page 595, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 6623, Page 632, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 3924, Page 25, Amendment in Book 3952, Page 881, Register's Office for Davidson County, Tennessee.
3) Property is subject to easements, dedications, restrictions and notes as set forth and shown on the filed plat in Book 3700, Page 23, said Register's Office.
4) 2012 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **381 Monaco 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 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.

Witness our hand(s) this 31st day of January, 2012.

Robert E. Snyder

Susan Lee Snyder

BILL GARRETT, Davidson County
Trans:T20120007782 DEEDWARR
Recvd: 02/01/12 14:01 2 pgs
Fees:13.00 Taxes:181.30
20120201-0009158

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert E. Snyder, unmarried and Susan Lee Snyder, unmarried, with whom I am personally acquainted, (or who 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, at office, this 31st day of January, 2012.

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

My Commission Expires: 11-4-2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076