BILL GARRETT, Davidson County
Trans:T20120045274 DEEDWARR
Recvd: 06/19/12 14:05 2 pgs
Fees:13.00 Taxes:1168.26

20120619-0053767

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$315,747.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2012.

Notary Public

My commission expires: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Suite 330 Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Laura Pate Hayes	New owner	**104-14-0-023**
2518 Sharondale Drive		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE, **ROBIN ANN BUCHANAN A/K/A ROBIN ANN SNEED AND HUSBAND, HENRY R. SNEED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA PATE HAYES AND HUSBAND, PHILLIP DANIEL HAYES,** 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 parts of Lots 19 and 20 on the Map of Bransford Realty Company's Sharondale Subdivision of record in Plat Book 332, page 119, and being Lot No. 4 on an unrecorded map showing parts of Lots 18, 19 and 20 in said subdivision by Erie Drake, October 27, 1927 described as follows:

Said lot fronts a total of 93 feet on the northeasterly side of Sharondale Drive and runs back 220 feet on the northwesterly line and 52.5 feet on the southeasterly line to a line in the rear which measures 55 feet thereon

Being the same property conveyed to JOHN B. BUCHANAN AND WIFE, ROBIN ANN BUCHANAN, by deed from WILLARD HENDRICKS AND WIFE, SUSAN GORDON, of record in Book 7866, page 76, dated June 15, 1989, said Register's Office. Further being the same property conveyed to ROBIN ANN BUCHANAN, by Quitclaim Deed from JOHN B. BUCHANAN, of record as Instrument No. 20050406-0037987, dated April 4, 2005, said Register's Office.

The undersigned, Henry R. Sneed, spouse of Robin Ann Buchanan, joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

This is improved property known as **2518 Sharondale Drive, Nashville, TN 37215.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 14th day of June, 2012.

Robin Ann Buchanan a/k/a Robin Ann Sneed

Robin Ann Buchanan a/k/a Robin Ann Sneed **Henry Sneed**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Robin Ann Buchanan a/k/a Robin Ann Sneed and Henry R. Sneed**, the bargainor(s) 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, at office, this **14th** day of **June, 2012.**

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

