BILL GARRETT, Davidson County
Trans:T20120052210 DEEDWARR
Recvd: 07/16/12 12:54 2 pgs
Fees:13.00 Taxes:270.10
20120716-0062344

This instrument prepared by:
and return

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of July, 2012, by and between Valerie Sneed and Stephanie Sneed, both unmarried, party of the first part, and Stephanie N Gregory, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 72, Unit No. 140, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument NO. 20060404-0038533 and amended in Instrument No. 20060419-0045063 and in INstrument NO. 20061115-0141803, 20080108-0002295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being all or part of the same property conveyed to Stephanie Sneed and Valerie Sneed by virtue of that certain Special Warranty Deed dated August 14, 2007, at Instrument No. 20070821-0099899 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

VALERIE SNEED BY DIANNE GARRETT ATTORNEY IN FACT
Valerie Sneed

STEPHANIE SNEED BY DIANNE GARRETT ATTORNEY IN FACT
Stephanie Sneed

State of Tennessee
County of Davidson
On this 13th day of July 2012, before me personally appeared Dianne Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Valerie Sneed and acknowledged that she executed the same as the free act and deed of the said Valerie Sneed.

WITNESS my hand, at office, this 13th day of July, 2012.

My Commission Expires:
9-8-13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
On this 13th day of July, 2012, before me personally appeared Dianne Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Stephanie Sneed and acknowledged that she executed the same as the free act and deed of the said Stephanie Sneed.

WITNESS my hand, at office, this 13th day of July, 2012.

My Commission Expires:
9-8-13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Stephanie N Gregory

1382 Rural Hill Road, Unit 140
Antioch, TN 37013

Tax Parcel No 163020C07200CO

Property Address: 1382 Rural Hill Road
Unit 140
Antioch, TN 37013

MAIL TAX BILLS TO: Ascend Federal Credit Union

520 Airpark Drive, PO Box 1210
Tullahoma, TN 37388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $73,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of July, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY