return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054136 DEEDWARR
Recvd: 07/24/12 09:23 2 pgs
Fees:13.00 Taxes:537.97
20120724-0064808

File No.: AV-12-7233

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,397.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA N. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY COMMISION EXPIRES 5/3/16

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Cathleen Snyder	Mortgage Investors Group,	182-06-0-A-235.00CO
(NAME)	(NAME)	
7233 Legacy Drive	8320 E. Walther Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **APRIL ORRAND (FORMERLY APRIL N. MORRISON)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MEGAN CATHLEEN SNYDER** unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 245 on the Plan of the Final Plat of Old Hickory Hills, Phase Two - Section Three, of record in Instrument Number 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20041021-0126628, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to April N. Morrison by Warranty Deed from Brian Lucas, dated January 25, 2007, of record in Instrument Number 20070130-0012225, Register's Office for Davidson County, Tennessee.

The said April N. Morrison, having married John Orrand, is now known as April Orrand. John Orrand joins in the execution of the Warranty Deed for the purpose of conveying any/all interest he may have in subject property by virtue of their marriage.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7233 Legacy Drive, Antioch, TN 37013

(House Number) (Street) (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 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 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 12th day of July, 2012.

April Orrand

John Orrand

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, April Orrand and husband, John Orrand, the within named 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 and official seal, this the 12th day of July, 2012.

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171