BILL GARRETT, Davidson County
Trans:T20120070174 DEEDWARR
Recvd: 09/18/12 09:50 3 pgs
Fees:18.00 Taxes:832.50
20120918-0084622

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Betty Diane Fuchs aka Diane Fuchs (who acquired title erroneously as Diane Suchs), individually as to a one-half undivided interest and Betty Diane Fuchs, Administrator of the Estate of Danielle Marie Snyder as to a one-half undivided interest,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Mary Leslie Phillips, a single woman,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in Davidson County, Tennessee and being Lot No. 464 on the plan of Caldwell Hall, Section VI, of record in Book 2900, Page 148, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle M. Snyder and Diane Fuchs by warranty deed dated November 18, 2009 and recorded in Instrument 20091120-0106830, Register's Office for Davidson County, Tennessee. The said Danielle M. Snyder having since died and interest in the subject property being vested in Betty Diane Fuchs, Administrator of the Estate of Danielle Marie Snyder by Order of the Seventh Circuit Court for Davidson County, Tennessee probate division filed August 20, 2012 and appearing in Instrument Number 20120918-0084621 **in the Register's Office for Davidson County, Tennessee.**

Map & Parcel 14701009100

Property Address: 345 Lynn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of September 2012.

Betty Diane Fuchs, Administrator
Estate of Danielle Marie Snyder

Betty Diane Fuchs, Administrator of the Estate of Danielle Marie Snyder

Betty Diane Fuchs a/k/a Diane Fuchs

Betty Diane Fuchs a/k/a Diane Fuchs

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Betty Diane Fuchs with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged she is the Administrator of the Estate of Danielle Marie Snyder , and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 14th day of September, 2012.

KIM SKANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires March 18, 2014

Kim Skanner

Notary Public

My commission expires:
3/18/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Betty Diane Fuchs a/k/a Diane Fuchs , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of September, 2012.

KIM SKANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires March 18, 2014

Kim Skanner

Notary Public

My commission expires:
3/18/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 225,000.00.**

Affiant

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

My commission expires:
8/20/2013

Notary Public

NEW PROPERTY OWNERS:
Mary Leslie Phillips
345 Lynn Drive
Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:

MELODY P. WILSON RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC