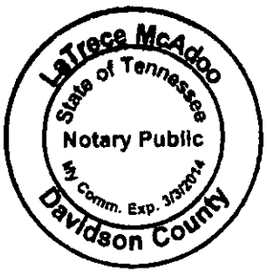
#6359

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Return to: Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald Hamilton | New owner | 149020b10900co |
| (NAME) 2906 Camden Drive | (NAME) | |
| (ADDRESS) Vista CA 92081 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Kenneth E, Snell, unmarried, tHEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Hamilton, 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:

BEING Lot No. 183-A, Zone Lot Division, Lots 181-186, 192, & 196-202 on the Plan of Piccadilly Square, Phase 2, of record in Plat Book 6900, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth E. Snell, by deed of record in Book 10003, Page 529, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Kenneth E. Snell by Timothy Scott Snell and Kathleen Bridget Snell as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book *_____, Page _____, in the Register's Office for Davidson County, Tennessee. Kenneth E. Snell being one and the same as Kenneth Edwin Snell.

*20121115-0105199

unimproved ☐

This is improved ☒ property, known as 925 Strand Fleet Drive, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20120087192 DEEDWARR
Recvd: 11/15/12 09:37 2 pgs
Fees:13.00 Taxes:227.55

20121115-0105200

Witness my hand this 7th day of November, 2012.

Kenneth Edwin Snell by Timothy Scott Snell his attorney in fact

Kenneth E. Snell by Timothy Scott Snell, his attorney in fact

Kenneth Edwin Snell by Kathleen Bridget Snell, his attorney in fact

Kenneth E. Snell by Kathleen Bridget Snell, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of November, 2012 before me personally appeared Timothy Scott Snell, the person who executed the foregoing instrument on behalf of Kenneth E. Snell, and acknowledged that he executed the same as the free act and deed of the said Kenneth E. Snell, through Power of Attorney granted he by the said Kenneth E. Snell.

Witness my hand and official seal at Franklin, Tennessee this 7th day of November, 2012.

Commission expires:

KRYSTN I. BURRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 5, 2015

Notary Public

AND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of November, 2012 before me personally appeared Kathleen Bridget Snell, the person who executed the foregoing instrument on behalf of Kenneth E. Snell, and acknowledged that she executed the same as the free act and deed of the said Kenneth E. Snell, through Power of Attorney granted her by the said Kenneth E. Snell.

Witness my hand and official seal at Franklin, Tennessee this 7th day of November, 2012.

Commission expires:

KRYSTN I. BURRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 5, 2015

Notary Public