This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
1230 Regions Center
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20130011934 DEEDWARR
Recvd: 02/12/13 09:55 3 pgs
Fees:18.00 Taxes:610.88
20130212-0014272

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Denis' A. Thomas 211 Radnor Nashville, TN 37211	Guaranty Trust Company 316 Robert Rose Drive P. O. Box 1218 Murfreesboro, TN 37129	**Map** 119-14 **Parcel No.** 292.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William F. Snyder, unmarried and William H. Snyder, unmarried and as Tenants in common with right of survivorship** (herein referred to as "Grantor"), have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Denis' A. Thomas and husband, Timothy S. Thomas** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davison County, Tennessee, being Lot No. 76 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property, as of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William F. Snyder and William H. Snyder, Tenants in common with right of survivorship by deed dated 12/17/10 from Wells Fargo Bank, N.A., as recorded in Instrument No.20101222-0101809, Register's Office for Davidson County, Tennessee.

This is improved property known as **211 Radnor Street, Nashville, TN 37211.**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are prorated and assumed by the Grantee.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 8th day of February, 2013.

GRANTOR:

William F. Snyder

BY WM. F. SNYDER P.O.A.

William H. Snyder by William F. Snyder,
His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 8th day of February 2013.

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named William F. Snyder, as attorney-in-fact for William H. Snyder, with whom I am personally acquainted, or proved to me based upon satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said William H. Snyder, the within named bargainor, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said William H. Snyder, appearing of record in Instrument No. 20130213000142 71, of the Register's Office of Davidson County, Tennessee.

Witness my hand this 8th day of February, 2013.

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is 165,102.00

Denis A. Thomas
AFFIANT

Subscribed and sworn to before me, this 8th day of February, 2013.

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lisa D. Turner
NOTARY PUBLIC
My Commission Expires: 6-19-16

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129