BILL GARRETT, Davidson County
Trans:T20130021703 DEEDWARR
Recvd: 03/18/13 10:03 2 pgs
Fees:13.00 Taxes:526.65

20130318-0026361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,337.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of March, 2013

Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew B. McVay and wife, Erin S. McVay	FirstBank	09510005700
(NAME)	(NAME)	
2116 Snook Drive	1008 Meb Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Kenneth Businda, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Matthew B. McVay and wife, Erin S. McVay**, 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:

Land in Davidson County, Tennessee, being the easterly part of Lot 148 and all of Lot 149, on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, page 118, Register's Office for Davidson County, Tennessee, and described according to a survey of John Kohl, dated August 23, 1973, as follows:

Beginning at a point in the northerly margin of Snook Drive; said point being 525.87 feet east of the intersection of Snook Drive, and Bismark Drive; thence leaving said drive northwesterly 183.8 feet to a point; thence northeasterly 45 feet to a concrete monument; thence continuing northeasterly 127.1 feet to a point, the common rear corner of Lots 149 and 150; thence with the line between said two lots south 228.4 feet to a point in the north margin of Snook Drive; thence with the margin of said Drive westerly 71 feet to the point of beginning.

Being the same property conveyed to Kenneth Businda by Warranty Deed from The Bank of New York Mellon fka The Bank of New York as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2007-12 dated June 20, 2012 of record in Instrument No. 20120706-0059318, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor herein.

This conveyance is subject to (a) all visible easements; (b) all matters appearing on the plan(s) of record; and (c) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2116 Snook Drive, Nashville, TN 37210

KB

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, has 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.

Witness our hands this **15th** day of **March, 2013**

Kenneth Businda

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Kenneth Businda**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **March, 2013**

Notary Public

My commission expires: 7-14-14

Della [illegible] Rowhorn
State of Tennessee Notary Public
Davidson County