BILL GARRETT, Davidson County
Trans:T20130033710 DEEDWARR
Recvd: 04/24/13 14:59 2 pgs
Fees:13.00 Taxes:462.13
20130424-0040828

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

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Anne M Kelley 203 Cumberland Trace Nashville, TN 37214	Fifth Third Mortgage Co. 5001 Kingsley Drive Cincinnati, OH 45227	**Map** 073-16-0A **Parcel No.** 203.00

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 H. Snyder**, unmarried (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Anne M Kelley, unmarried** (herein referred to as "Grantee"), her heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit Number 203 on the Plan of Cumberland Trace of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Snyder by deed dated the 25th day of April, 2011 from the Federal Home Loan Mortgage Corporation as recorded in Instrument No. 20110506-0034906, Register's Office for Davidson County, Tennessee.

This is improved property known as 203 Cumberland Trace, Nashville, TN 37214:

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, her heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that he is lawfully seized and possessed of said property, that he has 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 himself, his heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Power of Attorney in Instrument # 20130424-0040827, Register Office Said County.

WITNESS as of the 22nd day of April, 2013.

GRANTOR:

By WM. F. SNYDER
~~William H.~~ Snyder, by William F. Snyder,
His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, William F. Snyder, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of William H. Snyder, and is authorized by William H. Snyder, to execute this instrument on behalf of William H. Snyder.

Witness my hand and official seal, this the 22nd day of April, 2013.

Notary Public
My Commission Expires:

SHARIA THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ~~$124,900~~.00.

AFFIANT

Subscribed and sworn to before me, 22nd day of April, 2013.

NOTARY PUBLIC
My Commission Expires: 8/23/16

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.