Record and return to:
Victory Title & Escrow, LLC
595 President Pl., Ste. 203
Smyrna, TN 37167

VT1304002649

This instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 083050
PARCEL: 262.00

New Owners Address:
William Barry & Cynthia Herring Sneed
1306 Edgewood Place
Nashville, TN 37206

Send Tax Bills to:
Regions Bank d/b/a Regions
3050 Parkway Office Circle Mortgage
Birmingham, AL 35244

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130035349 DEEDWARR
Recvd: 04/30/13 09:33 2 pgs
Fees:13.00 Taxes:1701.63
20130430-0042774

**THIS INDENTURE,** made this 26th day of April, 2013 between

**Terri B. Borders**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**William Barry Sneed and wife, Cynthia Herring Sneed**

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot No. 33 on the Plan of Edgewood, E.T. Brown's Subdivision of the Bransford Place, as of record in Book 332, Page 73, Register's Office for said County. Said Lot No. 33 fronts 55 feet on the Southerly side of Edgewood Place and extends back Southerly between parallel lines 146 1/2 feet to an alley in the rear.**

**Being the same property conveyed to Terri B. Borders by Warranty Deed dated 10/29/12 from W.G. Trapnell, III, married of record in Instrument Number 20121031-0099860, Register's Office for Davidson County, Tennessee.**

This is (X) improved ( ) unimproved property known as: 1306 Edgewood Place, Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and

defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terri B Borders _____

**Terri B. Borders**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terri B. Borders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 26th day of April, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $459,900.00.

Terri B. Borders
Affiant

Sworn to and subscribed before me, this 26th day of April, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY