WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/13 14:38 3 pgs
Fees:18.00 Taxes:1332.00
20130625-0065345

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edgar Snead Jr	PrimeLending, A Plains Capital Company	
(NAME)	(NAME)	
1404 Station Four Lane	18111 Preston Rd. #900	06405010200
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2353	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark H. Whitefield, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Edgar Snead Jr and Wife, Tamika Snead**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 73, on the Plan of PHASE ONE, CLEVELAND HALL, as shown by plat appearing of record in Plat Book 11700, Page 51, and corrected in Instrument No. 19991209-0301348 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Lot.

Being the same property conveyed to Mark H. Whitefield by General Warranty Deed dated June 16, 2005, from Cleveland Hall LLC, a Tennessee limited liability company and filed for record on June 21, 2005, in Instrument No. 20050621-0071010, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Subject to all matters as set forth on the plat of record in Plat Book 11700, Page 51, Register's Office of said County.

Surveyor's Certificate of Correction of record in or Instrument No. 19991209-0301348, Register's Office for County, .

Restrictive Covenants of record in Book 11725, Page 76, and Amendments in Instrument No. 20051202-0144894, Instrument No. 20071220-0146113, and Instrument No. 20081014-0103112, Register's Office of said County.

All matters as set out in document including but not limited to an Easement as shown of record in Book 7844, Pages 242 & 249, Book 7994, Page 167, Register's Office for said County.

Public Utility, Drainage and Detention Easement of record in Book 7844, Pages 262, 268 & 272, Register's Office for said County.

Easement to Cumberland Utility District and First Suburban Water Utility District of record in Book 7994, page 173, Register's Office for County, Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 8006, Page 677, Register's Office for said Davidson County, Tennessee.

Deed of Highway Easement of record in Book 8068, Page 524, Register's Office for Davidson County, Tennessee.

Bellsouth Telecommunications Inc. Easement of record in Book 11720, Page 325, Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1404 Station Four Lane, Old Hickory, TN 37138-2353
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 21st day of June, 2013.

Mark H. Whitefield

State of Tennessee
County of Wilson

Personally appeared before me Mark H. Whitefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2013.

Notary Public Escrow Officer
My Commission Expires: 12-22-13

KATHY JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01291-10452
SMG TN Warranty Deed

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13