THIS INSTRUMENT PREPARED BY
JAMES Y. ROSS, SR., ATTORNEY AT LAW
BARRISTER'S BUILDING, 102 PUBLIC SQUARE NORTH
POST OFFICE BOX 1359
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BILL GARRETT, Davidson County
Trans:T20130088268 DEEDWARRSP
Recvd: 10/11/13 15:59 3 pgs
Fees:18.00 Taxes:192.03
20131011-0107063

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash paid in hand, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, **NANCY JEAN SNIDER, DAVID LOUIS SNIDER, STEVEN RAY SNIDER AND LINDA ANN (SNIDER) HARRISON,** have this day bargained and sold and by these presents, do hereby bargain, transfer, sell and convey unto **DAVID LOUIS SNIDER,** his heirs and assigns, a certain tract or parcel of real property located, lying and being situated in Davidson County, Tennessee, and said real property is more particularly bounded and described according to said Deed as follows, to-wit:

LOT NUMBER 126 on the plan of Stardust Acres of record in Plat Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Subject to any unpaid taxes, easements and restrictions.

This being the same real property conveyed to James Scott Snider by Fannie Mae A/K/A Federal National Mortgage Association, recorded in Instrument # 20110331-0024679 , Register's Office of Davidson County, Tennessee, on the 31st day of March , 2011, at 10:04 a.m. Subsequently, James Scott Snider died testate on August 3, 20 13, leaving his Mother, Nancy Jean Snider, and siblings, David Louis Snider, Steven Ray Snider and Linda Ann (Snider) Harrison, as his only heir at law and beneficiary of his interest in the above-referenced real property. We, the undersigned(s) certify that there are no outstanding debts and/or inheritance taxes due from the estate of the said James Scott Snider, and if any debts and/or inheritance taxes are due or outstanding, there are sufficient funds contained in said estate(s) to pay any and all debts and/or taxes, and payment of same is the full responsibility of the undersigned(s).

TO HAVE AND TO HOLD the said property, together with the appurtenances, estate, title and interest thereto belonging, unto the said **DAVID LOUIS SNIDER,** his heirs and assigns, forever in fee simple.

We do covenant with the said **DAVID LOUIS SNIDER.,** his heirs and assigns, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey the same, and the same is unencumbered, except by taxes for the year 2013, and as set forth herein above, and any assessment for Roll Back/Green Belt taxes which the Grantee(s) will assume and agree to pay.

We do further covenant **DAVID LOUIS SNIDER,** his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND, this 20th day of September 2013.

Nancy Jean Snider
NANCY JEAN SNIDER, MOTHER

David Louis Snider
DAVID LOUIS SNIDER, BROTHER/GRANTEE

Steven Ray Snider
STEVEN RAY SNIDER, BROTHER

Linda Ann Harrison
LINDA ANN (SNIDER) HARRISON, SISTER

STATE OF ARIZONA

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **NANCY JEAN SNIDER,** 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 Notarial Seal, at office in the City of Mesa, State of Arizona, this 23 day of Sept, 2013.

My Commission expires: 12/8/2014.

Noreen E McDonald
NOTARY PUBLIC

NOREEN E. MCDONALD
Notary Public - Arizona
Pinal County
My Commission Expires
December 8, 2014

STATE OF ALABAMA

COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **DAVID LOUIS SNIDER,** 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 Notarial Seal, at office in the City of Athens, State of Alabama, this 20th day of Sept, 2013.

My Commission expires: 8/4/2014.

Joyce Butler
NOTARY PUBLIC

JOYCE BUTLER NOTARY PUBLIC ALABAMA

STATE OF ~~FLORIDA~~ Michigan

COUNTY OF Lenawee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **STEVEN RAY SNIDER,** 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 Notarial Seal, at office in the City of Adrian, State of Michigan this 27 day of September, 2013.

My Commission expires: 9-13-2017

NOTARY PUBLIC

MARK V. MARINELLO
Notary Public - Michigan
Grand Traverse County
My Commission Expires Sep 13, 2017
Acting in the County of Lenawee

STATE OF MICHIGAN

COUNTY OF OTTAWA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **LINDA ANN (SNIDER) HARRISON,** 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 Notarial Seal, at office in the City of Spring Lake State of Michigan, this 25 day of September 2013.

My Commission expires: 8/24/2018.

NOTARY PUBLIC

JUDY WIERENGA
NOTARY PUBLIC - MICHIGAN
OTTAWA COUNTY
MY COMMISSION EXPIRES 08-24-2018
ACTING IN OTTAWA COUNTY

JUDY WIERENGA NOTARY PUBLIC OTTAWA COUNTY

Owners' address and person(s) responsible for payment of Taxes:

David Louis Snider
460 Poplar Springs Drive
Rogersville, Alabama 35652

STATE OF ~~TENNESSEE~~ ALABAMA

COUNTY OF ~~DAVIDSON~~ Lauderdale

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 51,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Louis Snider
Rogersville, Alabama AFFIANT

Sworn to and subscribed before me, at office in ~~Savannah, Tennessee,~~ this 8 day of October, 2013.

My Commission expires: MY COMMISSION EXPIRES 7/21/2016

Mona Britton
NOTARY PUBLIC

NOTARY PUBLIC ALABAMA STATE AT LARGE MONA BRITTON

Said property is designated on the Maps of the Assessor of Property of said County as follows:

Map **12005004500**,
Property address: **1302 Saturn Drive, Nashville, Tennessee 37217**

DEED DISCLAIMERS

Preparer of this Instrument Was Provided All Information by the Grantor(s) and Makes No Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes No Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Has Advised Grantee(s) of the Right to Purchase Title Insurance in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Advised Grantor(s) and Grantee(s) to Read the Above-mentioned Disclaimers and Acknowledge Having Understood the Same by Signing Their Names Hereto.

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