THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100006** BILL GARRETT, Davidson County Trans:T20130090014 DEEDWARR Recvd: 10/18/13 14:12 2 pgs Fees:13.00 Taxes:869.50 20131018-0109204	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2013. KEITH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 5, 2014 November 5, 2014

WARRANTY DEED

Address New Owner: Judith Carr 120 Morton Mill Cir Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-12-0D-120.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged **Thomas Alan Snider, Co-Trustee of The Snider Family Revocable Living Trust u/t/a dated October 2, 2003** by ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judith Carr, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 120, THIRD REVISION, MORTON MILL ESTATES, as shown on plat of record in Plat Book 7900, Page 561, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles A. Snider, Jr. and/or Joan M. Snider, as Trustees of the Snider Family Revocable Living Trust by Warranty Deed from Rudolf F. Mathis, recorded on the 3rd day of November, 2004 in Instrument No. 20041103-0132516, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THIRD REVISION, MORTON MILL ESTATES, as recorded in Plat Book 6900, Page(s) 652, amended in Plat Book 6900, Page 765, Plat Book 7900, Page 226, Plat Book 7900, Page 561 and Boundary Plat recorded in Plat Book 6900, Page 406.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7546, Page 145, amended in Book 7936, Page 704 and Book 8079, Page 804.

Terms and provisions of by-Laws recorded in Book 7936, Page 709.

Terms and provisions of the Articles of Incorporation, recorded in Book 7414, Page 335 (Morton Mill Estates Homeowners Association).

Deed to Homeowners Association for Common Area recorded in Book 7548, Page 963.

This is improved property located at 120 Morton Mill Cir Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2013.

The Snider Family Revocable Living Trust, u/t/a dated October 2, 2003

By: _____
Thomas Alan Snider, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Alan Snider, Co-Trustee, of The Snider Family Revocable Living Trust, u/t/a dated October 2, 2003, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of The Snider Family Revocable Living Trust, u/t/a dated October 2, 2003, the maker or a constituent of the maker and as Trustee is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of October, 2013.

KEITH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2014

_____
Notary Public

My Commission Expires: November 5, 2014