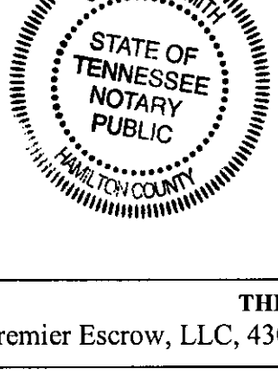
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-27-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Snyder	Peoples Home Equity Inc.	Map 186-4-A
(NAME)	(NAME)	
8025 Canonbury Drive	5205 Maryland Way, Ste 100	Parcel 16 CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN HUDSON AND WIFE, LESLIE HUDSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL S. SNYDER AND MICHELLE L. SNYDER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 201 on the Final Plat of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which references are hereby made for a more complete description thereof.

Being the same property conveyed to John Hudson and Leslie Hudson, husband and wife, by Warranty Deed dated June 20, 2007 from Brookhaven Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070625-0075896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20060315-0029572, as corrected in Instrument No. 20060427-0048557, said Register's Office; (c) restrictive covenants of record in Book 3845, page 754, Book 4166, page 667, Book 4179, page 811, Instrument No. 20060306-0025388 and Instrument No. 20070202-0014304, said Register's Office; (d) Bylaws of record in Book 3845, page 789, said Register's Office; and (e) easements of record in Instrument No. 20060427-0048083, Instrument No. 20060607-0067543, Instrument No. 20060317-0030915 and Instrument No. 20050816-0096915, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8025 Canonbury Drive, Nolensville, Tennessee 37135

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20130101832 DEEDWARR
Recvd: 12/04/13 11:38 2 pgs
Fees:13.00 Taxes:1069.30
20131204-0123518

Witness our hands this 21st day of November, 2013.

John Hudson

Leslie Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Hudson and Leslie Hudson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015