Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $335,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of November, 2013.

Notary Public
My commission expires: 6/20/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Walt Brandt 4312 Scenic Drive Nashville, TN 37204	New Owner	131-8-91

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOYTE M. SNOW AND WIFE, PEGGY B. SNOW, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WALTER BRANDT AND WIFE, SAIL BRANDT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 45 on the map of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hoyte M. Snow and wife, Peggy B. Snow by Quitclaim Deed from Ralph A. Bedingfield and wife, Susan S. Bedingfield, dated February 6, 1997, of record in Book 10911, page 872, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4312 Scenic Drive, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 22nd day of November, 2013.

Hoyte M. Snow
Hoyte M Snow

Peggy B. Snow
Peggy B Snow

BILL GARRETT, Davidson County
Trans:T20130102672 DEEDWARR
Recvd: 12/06/13 14:20 2 pgs
Fees:13.00 Taxes:1239.50
20131206-0124518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hoyte M Snow and Peggy B Snow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of November, 2013.

My commission expires: 6/26/2016

Notary Public

