BILL GARRETT, Davidson County
Trans:T20130105371 DEEDWARR
Recvd: 12/18/13 11:06 2 pgs
Fees:13.00 Taxes:410.33

20131218-0127837

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 5-23-2016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF DECEMBER 2013.

Notary Public

MY COMMISSION EXPIRES: 5-23-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Snoke	Nola Lending Group	Tax ID No. 086 12 0 064.00
(NAME)	(NAME)	
4112 Woodway Lane	830 W. Causeway Approach, Ste. 1100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mandeville, LA 70471	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Robert Sanders and Wife Catherine Sanders**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nancy Snoke, and Phoenix L. Snoke, wife and husband**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 94, on the Plan of Valley Grove, Section 6 of record in Plat Book 5200, page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Sanders and wife, Catherine Sanders by deed from Byron V. Anthony and wife, Tammy D. Anthony dated 7/28/2006 and filed of on 8/02/2006 in Instrument Number 20060802-0093822, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4112 Woodway Lane, Hermitage, TN 37076

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, has 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.

Witness our hands this 13 day of December, 2013.

Robert Sanders

Catherine Sanders

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Robert Sanders and Catherine Sanders,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of December 2013.

Notary Public

My commission expires: _____

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 6, 2014