NAME AND ADDRESS OF NEW OWNER:
Heather M. Roland and
Callie J. Sabens
527 Highcrest Drive
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

Map/Parcel 14715014800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Christopher S. Sneed** and wife, **Katrina Sneed**, have this day bargained and sold and do hereby transfer and convey unto **Heather M. Roland** and **Callie J. Sabens**, tenants in common with rights of survivorship, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot No. 73 on the plan of Whispering Hills - Section I of record in Plat Book 2331, page 82-84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.
>
> Being the same property conveyed to Christopher S. Sneed and wife, Katrina Sneed, by deed from Wells Fargo Bank, N.A., as trustee on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2007-HE2 Asset Backed Pass-Through Certificates, Series AMQ 2007-HE2, appearing of record in Instrument No. 20111201-00933369, of said Register's Office.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 527 Highcrest Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2014 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140014989 DEEDWARR
Recvd: 03/05/14 10:02 2 pgs
Fees:13.00 Taxes:852.85
20140305-0018396

WITNESS OUR HANDS on this 26th day of February, 2014.

Christopher S. Sneed

Christopher S. Sneed

Katrina S. Sneed

Katrina Sneed

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 26th day of February, 2014, before me personally appeared Christopher S. Sneed and wife, Katrina Sneed, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

26th WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 26th day of February, 2014.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

George H. White

Notary Public

My commission expires: 10/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$230,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian D. Mitchell

Affiant

Sworn to and subscribed before me on this 26th day of February, 2014.

Notary Public

My commission expires: 10/18/16.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY