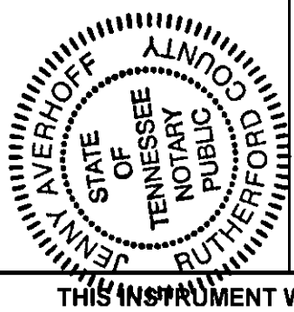
RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Melanie Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-2-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger W. Munoz	Roger W. Munoz	099-00-0-010.00
(NAME)	(NAME)	
4244 Pond Creek Rd.	4244 Pond Creek Rd.	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Pegram, TN 37143	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Adam G. Sneed, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roger W. Munoz and Susan E. Crookston, 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. 7 of the S.L. Lewis property described according to a survey of John B. Bates, dated April 20. 1997, as follows:

Beginning at a point in the easterly margin of Pond Creek Road, 1600 feet more or less south of a culvert under the road; thence North 87 degrees 30 minutes East 1100.00 feet to a point; thence South 1 degree 00 minutes West 200 feet; thence South 87 degrees 30 minutes West 1124.23 feet to an iron pin in the easterly margin of Pond Creek Road; thence northerly with the margin of Pond Creek Road 200 feet to the point of beginning, containing 5.05 acres, more or less.

Being the same property conveyed to Adam G. Sneed, by deed from Jimmy Dale Miller and Gloria Jean Miller, of record as Instrument No. 20110126-0007308, dated January 21, 2011, said Register's Office.

This property is not now, nor ever has been the primary or marital residence of Adam G. Sneed.

unimproved ☐

This is improved ☑ property, known as 4244 Pond Creek Rd., Pegram, TN 37143
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20140022492 DEEDWARR
Recvd: 04/03/14 11:30 2 pgs
Fees:13.00 Taxes:481.00



20140403-0027737

Witness my hand this 2nd day of April, 2014.

Adam G Sneed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 2nd day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adam G Sneed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 12-21-14

Notary Public,

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY