Return to: John T. Cook, P.C.

Box 14
File 25872-8

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$405,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of April, 2014. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew J. Snyder **Elizabeth J. Snyder**	**Mortgage Master, Inc.**	**Map083-10-0 Parcel 102-00**
418 Lakehurst Dr.	**102 Elm Street, 3rd Floor**	
Nashville, TN 37206	**Walpole, MA 02081**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric P. Arnold and wife, Tracy K. Arnold

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew J. Snyder and Elizabeth J. 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 Nos. 110, 111 and 112 on the Plan of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee and part of the alley closed by Ordinance No. 1147, Metro Clerk's Office for said County.

BEING the same property conveyed to Eric P. Arnold and Tracy K. Long, by Warranty Deed from Lorre R. Fleming, unmarried, of record in Instrument No. 20040812-0097328, Register's Office for Davidson County, Tennessee and further conveyed to Eric P. Arnold and wife, Tracy K. Arnold by Quitclaim Deed dated August 11, 2004 from Eric P. Arnold and Tracy K. Long, both unmarried, joint tenants with right of survivorship, of record in Instrument No. 20041109-0134889, said Register's Office.

Conveyance of the above described parcel of land is subject to the following:

The Plan of record in Book 332, Page 133, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__X__) Unimproved (____) property, known as **418 Lakehurst Dr., Nashville, TN 37206**

BILL GARRETT, Davidson County
Trans:T20140029752 DEEDWARR
Recvd: 05/01/14 09:34 2 pgs
Fees:13.00 Taxes:1498.50

20140501-0036658

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 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.

Witness my/our hand(s) this **30th** day of **April, 2014.**

Eric P Arnold

Eric P. Arnold

Tracy K. Arnold

Tracy K. Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eric P. Arnold and Tracy K. Arnold,** the within named sellers, 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 **30th** day of **April, 2014.**

Notary Public

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17