BILL GARRETT, Davidson County
Trans:T20140039120 DEEDWARR
Recvd: 06/04/14 09:46 2 pgs
Fees:13.00 Taxes:351.50
20140604-0048238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 95000000

Affiant

Subscribed and sworn to before me, this 30th day of May, 2014.

Notary Public

My commission expires: 3-01-16

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DUSTIN B. SNELL	**SunTrust Mortgage**	**02900021500**
5652 CLARKSVILLE PIKE	**901 Semmes Avenue**	
JOELTON, TN 37080	**Richmond, VA 23224**	

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 ACKNOWLEDGE, WE,

LEONESSA VALORANI, UNMARRIED

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

DUSTIN B. SNELL, UNMARRIED

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 the 14th Civil District, Davidson County, Tennessee, beginning at an iron pin in the east margin of Clarksville Pike, the same being located 218 feet south of the southwest corner of the property conveyed to Wm. L. Adrian by Deed of record in Book 1518, page 539 Register's Office for Davidson County, Tennessee; thence N 65° 26' E 340.7 feet to an iron pin; thence S 27 ° 34' E 209.5 feet to an iron pin; thence S 65' 41' W 159.4 feet to an iron pin; thence S 77 ° 44' 30" W 205.5 feet to an iron pin in the east margin of Clarksville Pike; thence N 21' 04' W with the east margin of said Pike 182.26 feet to the beginning and containing 1.64 acres more or less.

BEING THE SAME PROPERTY CONVEYED TO LEONESSA VALORANI, BY WARRANTY DEED FROM JANICE K. O'NEILL, UNMARRIED, DATED 05/08/2006 AND RECORDED ON 05/11/2006 IN INSTRUMENT NUMBER 20060511-0055590, DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $85,500.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 5652 CLARKSVILLE PIKE, JOELTON, TN 37080.

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 in 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 May, 2014.

LEONESSA VALORANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LEONESSA VALORANI, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: 3-01-16