WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043110 DEEDWARR
Recvd: 06/18/14 11:33 2 pgs
Fees:13.00 Taxes:2257.00

20140618-0053127

G-VRES-14-4122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 08/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chris Franklin Pair	**Same as New Owner**	
(NAME)	(NAME)	
4122 Sneed Road		**116-16-0E-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JANIE E. VINCENT AND JANE L. ANDERSON, BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRIS FRANKLIN PAIR, A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "A" on the Plan of 4122/4124 Sneed Road Town Homes, as set forth in the Declaration of Covenants, Conditions and Restrictions for 4122/4124 Sneed Road Town Homes of record in Instrument Number 20120504-0038873, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jane L. Anderson and Janie E. Vincent, both unmarried, as joint tenants with right of survivorship by deed from Charles R. Allen, an unmarried person of record in Instrument No. 20031001-0144913 Register's Office for Davidson County, Tennessee, dated September 29, 2003 and recorded on October 1, 2003.

Being the same property conveyed to Jane L. Anderson and Janie E. Vincent, both unmarried, as joint tenants with right of survivorship by deed from Christopher R. Morris and Whitney Morris, as husband and wife of record in Instrument No. 20120717-0062569, Register's Office for Davidson County, Tennessee, dated July 6, 2012 and recorded on July 17, 2012. The within named grantors execute this Quitclaim Deed for the purpose of conveying any interest they may have inadvertently received in the within named unit.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Easement of record in Book 3888, Page 849, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1308, Page 55, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 16, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4122 Sneed Road, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF JUNE, 2014.

Janie E. Vincent

Jane L. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIE E. VINCENT AND JANE L. ANDERSON, the within named bargainor, 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, this the 16th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212