BILL GARRETT, Davidson County
Trans:T20140048079 DEEDWARR
Recvd: 07/07/14 11:04 2 pgs
Fees:13.00 Taxes:546.86
20140707-0059353

Return to:

#1138

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Daniel Taylor	Same	Map 176-05-00-
105 Sunshine Court		Parcel 55.00
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Road, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brian P. Snow and wife, Melissa W. Snow,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Daniel Taylor, married,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17, on the Final Plat of Hickory Woods, Section B, of record in Plat Book 6900, page 512, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian P. Snow and wife, Melissa W. Snow by warranty deed dated December 7th, 2000 from Terry A. Allen and wife, Teresa Michelle Allen of record in Instrument No. 20001227-0126222, said Register's Office.

This conveyance is subject to the following:

1. **2014 Taxes, a lien not yet due and payable and assumed by the Grantees.**
2. **Restrictions of record in Book 7422, page 304, Book 7857, page 94, Book 7876, page 75, Book 9616, page 470, Book 9616, page 477, Book 9678, page 187, Book 9764, page 44 and Instrument No. 20011015-0111957, said Register's Office.**
3. **Easements of record in Book 8169, page 571, Book 8169, page 579 and in Book 9632, page 973, said Register's Office.**
4. **By-Laws record in Book 7932, page 648 and Instrument Nos. 20001207-0120450 & 20031010-0150800, said Register's Office.**
5. **HOA Charter of record in Book 7857, page 87, Book 7876, page 67 and in Book 9680, page 319, said Register's Office.**
6. **Conveyance of Common Area of record in Book 9786, page 293, said Register's Office.**
7. **Rules & Regulations of record in Instrument No. 20010614-0062709, said Register's Office.**
8. **Architectural Review Committee of record in Instrument No. 20010614-0062710, said Register's Office.**
9. **Any and all matters of record in Plat Book 6900, page 512, Register's Office.**

This is improved property commonly known as **105 Sunshine Court, Antioch, TN 37013**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 147,800.00.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2014

Notary public:

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of July, 2014.

Brian P. Snow

Melissa W. Snow

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRIAN P. SNOW AND MELISSA W. SNOW,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 3RD day of July, 2014.

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY