This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

Davidson County DEEDWARRSP 4-038
Recvd: 07/07/14 15:51 3 pgs
Fees:18.00 Taxes:81.40
20140707-0059723

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Rhonda Weishaar	(NAME) Same as new owner	Map & Parcel 05312013500
(STREET ADDRESS) 237 Quail Ridge Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Smyrna 37167 TN	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **LANA CHRISTINE SNYDER,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **RHONDA WEISHAAR, a married woman,** Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of Lots 10 and 9 of Block B, Dabbs and Elliott Subdivision as per plat of record in Book 547, page 97, Register's Office of Davidson County, Tennessee; and more particularly described as follows:
Said part of Lot No. 10 being the southeasterly 28 feet of said lot and runs back between parallel lines 88 feet to a dead line.
Said part of Lot No. 9 being the northeasterly 8 feet of said lot, and runs back between parallel lines 88 feet to a dead line.
Said parts of said Lots 10 and 9 front together on the westerly side of 30th Street, in Old Hickory, and extend back between parallel lines 88 feet to a dead line.

Being the same property conveyed to Kathy Ann Russo by deed of record in Book 7907, page 645, Register's Office, Davidson County, Tennessee. The said Kathy Ann Russo having since died testate and title devised to Lana Christine Snyder by Last Will and Testament of Kathryn Ann Russo recorded in Instrument No. 20120611-0050774, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $22,000.00.

Subscribed and sworn to before me this the 7th day of July, 2014.

Affiant

My commission expires: 10-23-2017

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-23-2017

Notary Public

This is improved property known as 205 30th Street, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever 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 our hand this 1 day of July, 2014.

By: Lana Christine Snyder
Lana Christine Snyder

STATE OF New Jersey
COUNTY OF Ocean

Personally appeared before me, a Notary Public, in and for said County and State, **LANA CHRISTINE SNYDER** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 40 Bayview Dr., Brick NJ 08723 this 1st day of July, 2014.

N. SUSAN PURCELL
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 9/29/2014

N. Susan Purcell
Notary Public
My Commission Expires: 9/29/2014

ENCUMBRANCES

1. 2014 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of Lots 10 and 9 of Block B, Dabbs and Elliott Subdivision of record in Book 547, page 97, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Kay B. Housch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kay B. Housch
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, Kay B. Housch, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines
Notary's Signature

MARJORIE A. HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2014

My Commission Expires: 10-25-14

Notary Seal (if on paper)