BILL GARRETT, Davidson County
Trans:T20140053838 DEEDWARR
Recvd: 07/25/14 10:54 3 pgs
Fees:18.00 Taxes:543.90
20140725-0066214

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 18th day of July, 2014.

Notary Public
My commission expires: 11/22/14

04-1311-54915

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth A. Janicak	Elizabeth A. Janicak	181-14-0-A-199.00
8701 Ambonnay Drive	816 Legends Glen Ct.	
Brentwood TN 37027	Franklin, TN. 37069	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julie McSweeney, a married woman and Richard P. Snyder, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth A. Janicak, a married woman, hereinafter called the Grantees, their successors 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 Unit No. 107, on the Plan of The Villas at Concord Place, Phase 4, as established by the Declaration of Covenants, Conditions, and Restrictions for The Villas at Concord Place of record in Instrument No. 20050922-0114218, as amended in Instrument No. 2006128-0160255, and shown as Exhibit "A-1" to amendment to the Declaration of Covenants, Conditions, and Restrictions for The Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie McSweeney, a married woman and Richard P. Snyder, a married man by deed from Centex Homes, a Nevada General Partnership, dated November 16, 2007, recorded November 21, 2007, of record in Instrument No. 20071121-0136233, Register's Office for Davidson County, Tennessee.

Thomas J. McSweeney, spouse of Julie McSweeney, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

Linda S. Snyder, spouse of Richard P. Snyder, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8701 Ambonnay Drive, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of July, 2014.

Julie McSweeney

Richard P. Snyder

Thomas J. McSweeney

Linda S. Snyder

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie McSweeney and ~~Thomas J. McSweeney~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

+and Julie McSweeney Richard P. Snyder and Linda S. Snyder

Witness my hand in Smyrna, TN, this 18th day of July, 2014.

Michael Hall Michael Hall

Notary Public

My Commission expires: October 18, 2021

MICHAEL HOLL
Hamilton County
My Commission Expires
October 18, 2021

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard P. Snyder and Linda S. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 18th day of July, 2014.

Notary Public

My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas J. McSweeney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, TN. this 18th day of July, 2014.

Notary Public

My Commission Expires: 11-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD