WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057642 DEEDWARR
Recvd: 08/07/14 08:43 2 pgs
Fees:13.00 Taxes:995.30

20140807-0070984

R-VRES-14-0940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JANET E. GEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 6, 2018

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)
Patricia L. Snyder and Janis Ian	**Patricia Snyder**	
(NAME)	(NAME)	
940 Gale Lane #143	**P.O. 150099**	**118-05-0A-006.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**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 **HOLLY A. LITWINIUK, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICIA L. SNYDER AND JANIS IAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 a Lot designated as Building 2, Unit C and further identified as Parcel number 6 on the property tax map number 118-5-A as shown on the Revised Plan of Saint Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrence Litwiniuk and wife, Marianne C. Litwiniuk by deed from Joel Griffith and wife, Sarah Griffith of record in Instrument No. 20070727-0089277 Register's Office for Davidson County, Tennessee, dated July 13, 2007 and recorded on July 27, 2007. (Value of consideration shown in aforementioned deed $260,000.00.)

Being the same property conveyed to Holly A. Litwiniuk, unmarried by deed from Lawrence A. Litwiniuk and wife, Marianne C. Litwiniuk of record in Instrument No. 20130325-0029231 Register's Office for Davidson County, Tennessee, dated March 8, 2013 and recorded on March 25, 2013. (Value of consideration shown in aforementioned deed $0.)

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by Grantees herein.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 4611, Page 682, as corrected and amended in Book 4710, Page 244, and as further amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.
- Charter of 12 South Towers Homeowners Association of record in Book 4611, Page 674, as amended in Book 4711, Page 48 and further amended in Instrument No. 20031107-0163682, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4611, Page 692 and as amended and restated in Instrument No. 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
- Deed as to the Common Area of record in Book 4710, Page 602, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **940 Gale Lane #143, Nashville, Tennessee 37204**.

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 29th DAY OF JULY, 2014.

Holly A. Litwiniuk by John Gleaves as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HOLLY A. LITWINIUK, and who acknowledged he/she/they executed the same as the free act and deed of the said HOLLY A. LITWINIUK.

Witness my hand and official seal, this the 29th of July, 2014.

Brian D Mitchell

Notary Public
My Commission Expires: January 9, 2016
(SEAL)