BILL GARRETT, Davidson County
Trans:T20140070249 DEEDWARR
Recvd: 09/19/14 10:26 2 pgs
Fees:13.00 Taxes:658.60
20140919-0086122

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

x Regina Newsom-Snell
Affiant

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

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AARON R. ETHERIDGE	**CMG MORTGAGE, INC.**	**060-07-0-114.02**
(NAME)	(NAME)	
3104 STANWYCK DRIVE	**3160 CROW CANYON RD., STE. 400**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	**SAN RAMON, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, REGINA NEWSOM SNELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON R. ETHERIDGE AND AMY H. ETHERIDGE, HUSBAND AND WIFE, AND ROBERT E. ETHERIDGE,** married **, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a point 97.5 feet east of the Northeast corner of Lot No. 9 on the plan of Hillhurst Acres, Section One, as shown of record in Book 2331, Page 51, Register's Office for Davidson County, Tennessee; thence southerly parallel with the easterly line of the aforesaid Lot No. 9, 210 feet to a point 97.5 feet east of the Southeast corner of said Lot No. 9; thence South 83 degrees 14 minutes East 100 feet to a point; thence northerly and parallel to the east line of the aforesaid Lot No. 9, 218.58 feet to a point in the southerly margin of Stanwyck Drive; thence westwardly with the southerly margin of Stanwyck Drive 100 feet to the point of beginning.

Being the same property conveyed to Regina Newsom Snell by deed dated July 31, 2008 from Jennie Ann Williams Rossi, Trustee of The George S. Williams and Margaret R. Williams Joint Revocable Living Trust U/A/D April 5, 1995 nka The Margaret A Williams Revocable Living Trust, of record in Instrument No. 20080804-0079637 and corrected by Affidavit of record in Instrument No. 20080826-0087488, Register's Office for Davidson County, Tennessee. Being further conveyed to Regina Newsom Snell and husband, Dallas Snell, by quitclaim deed dated July 31, 2008, of record in Instrument No. 20080902-0089477, said Register's Office. The said Dallas Snell having since died on or about June 21, 2011, leaving Regina Newsom Snell as surviving tenant by the entirety.

This conveyance is subject to matters shown on the Plan of record in Book 2331, page 51, said Register's Office, and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **3104 STANWYCK DRIVE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 15th day of September, 2014.

Regina Newsom Snell

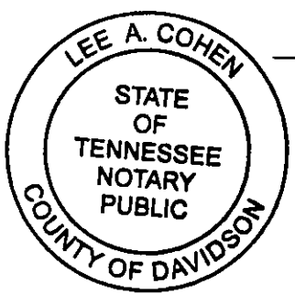
REGINA NEWSOM SNELL

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 **Regina Newsom Snell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2014.

My commission expires: **May 5, 2015.**



Lee A. Cohen

Notary Public