SPECIAL WARRANTY DEED

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $644,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Bush Sneed Jr	NEW OWNER	131-02-3-A 016.00CO
(NAME)	(NAME)	
12 Driftwood Drive		
(ADDRESS)	(ADDRESS)	
Key West, FL 33040		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Haury & Smith Contractors, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert Bush Sneed Jr and Glenda G. Sneed, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 16, on the plan of Stammer Park, as shown on plat of record in Instrument No. 20140226-0016530, Register's Office for Davidson County, and further established by Amended and Restated Master Deed Establishing a Private Element Horizontal Property Regime of Stammer Parke of record in Instrument No. 20140225-0016083, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee corporation by Warranty Deed dated 03/31/2006 from William R. Gaw and wife, Linda Dorsey Gaw of record in Instrument 20060331003671l, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee corporation by Warranty Deed dated 03/28/2006 from Ruth Engel Yulman Campbell and husband, John Campbell of record in Instrument 200603310036712, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee corporation by Warranty Deed dated 03/31/2006 from Raymond B. Osteen and Glenn Ellen Osteen Fuller, Tenants in Common of record in Instrument 200603310036713, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee corporation by Warranty Deed dated 03/30/2006 from The Buckner Family Charitable Foundation, by and through its Co-Trustees, E. Wardwell Buckner and Mary C. Buckner of record in Instrument 200604030037246, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

BILL GARRETT, Davidson County
Trans:T20140072332 DEEDWARR
Recvd: 09/26/14 10:47 2 pgs
Fees:13.00 Taxes:2382.80

20140926-0088801

All matters as set forth per Plan Book 1424, Page 23, Instrument 201402260016530, said Register's Office. Master Deed of record in Instrument 20071018012361l, said Register's Office. Said Master Deed was amended of record in Instrument 20110808006083S, said Register's Office. Amended and Restated Master Deed of record in Instrument 201402250016083, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200703020025677, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4215 Stammer Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 24th day of September, 2014.

HAURY & SMITH CONTRACTORS, INC., A TENNESSEE CORPORATION

Randall Toney
Chief Financial Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Haury & Smith Contractors, Inc., a Tennessee Corporation and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 24th day of September, 2014.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027