WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140075351 DEEDWARR
Recvd: 10/06/14 13:28 2 pgs
Fees: 13.00 Taxes: 554.63

20141006-0092394

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

CAROL T BAKER
NOTARY PUBLIC
TENNESSEE
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toni Ann Snyder	New Owner	097020A08900CO
(NAME)	(NAME)	
310 Mapleton Hermitage		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Deborah A. Crambes Revocable Trust Agreement dated July 31, 2013**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Toni Ann Snyder**, hereinafter called the GRANTEE(S), her 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 89, on the plan of Villages of Riverwood, Phase One, Section One, Revision Two, as shown on plat of record in Instrument 200906030051286, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Thomas Crambes and wife, Deborah Crambes by Warranty Deed dated 02/28/2011 from Beazer Homes Corp., a Tennessee corporation of record in Instrument 201103030017196, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Deborah A. Crambes as the Trustee of the Deborah A. Crambes Revocable Trust dated July 31, 2013 by Warranty Deed dated 07/31/2013 from Deborah Crambes of record in Instrument 201308020081092, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 200906030051286. (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200804080035557. (3) Sanitary Sewer and Pumping Station Easement of record in Instrument 200512190152201. (4) Storm Water Drainage of record in Instrument 200512190152202. (5) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200707130083651. (6) Declaration of Easement for Villages of Riverwood of record in Instrument 200812090118828. (7) Grant of Easement of record in Instrument 200901090002452, said Register's Office.

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 310 Mapleton Hermitage, Hermitage, TN 37076

(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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 29th day of September, 2014.

Deborah A. Crambes Trustee

Deborah A. Crambes, Trustee
Deborah A. Crambes Revocable Trust Agreement dated
July 31, 2013

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Deborah A. Crambes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Deborah A. Crambes Revocable Trust Agreement dated July 31, 2013 and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 29th day of September, 2014.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122