WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016627 DEEDWARR
Recvd: 03/09/15 08:24 2 pgs
Fees:13.00 Taxes:3700.00
20150309-0019671

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-6-15

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne Rossell	SunTrust Mortgage, Inc.	116-15-066.00
(NAME)	(NAME)	
4307 Glen Eden Drive	901 Semmes Avenue, RVW-5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Amanda L. Snedeker, and husband and Brandt Snedeker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anne Rossell and husband, Peter Rossell**, 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, Tennessee, being Lot No. 2 on the Plan of Signal Hill Drive Subdivision of record in Book 8250, page 358, Register's Office for said County.

SAID Lot No. 2 fronts 189,59 feet on the southwesterly margin of Glen Eden Drive and extends back 176.35 feet on the northwesterly line and 132.01 feet on the southeasterly line to a broken line in the rear, measuring 207.60 feet thereon.

Being the same property conveyed to Amanda L. Snedeker, married by deed dated December 1, 2009 from Richards J. Ellis and spouse, Sherry A. Ellis of record in Instrument No. 20091203-0110626, Register's Office for Davidson County, Tennessee.

The said Brandt Snedeker, husband of Amanda L. Snedeker, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4307 Glen Eden Drive, Nashville, TN 37205
(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 we do covenant with the said GRANTEES 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 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 our hands this 19 day of February, 2015.

Amanda L. Snedeker
by Jill Bracey, Attorney-in-Fact

Brandt Snedeker
by Jill Bracey, Attorney-in-Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jill Bracey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named **Amanda L. Snedeker** and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.
In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 19 day of February, 2015

SHANNON P. HILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-6-15

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jill Bracey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named **Brandt Snedeker** and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.
In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this ☑ 19 day of February, 2015.

SHANNON P. HILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 7-6-2015

Notary Public ☑

My Commission Expires: ☑ 7-6-15