WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Records Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Taylor Hudson
4588 Whites Creek Pike
Whites Creek, Tennessee 37189

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Avenue Bank
111 10th Avenue South, Suite 200
Nashville, TN 37203

MAP	**40.00**
GROUP	
PARCEL	**188.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephanie Sue Snook and Matthew Snook, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Taylor Hudson**, hereinafter called the GRANTEE, his 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. 3 on the Plan of Mill Stream Subdivision, as shown by plat and survey of record in Plat Book 7900, page 992, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Sue Snook, married, by deed from Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument no. 20120705-0058973, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **4588 Whites Creek Pike, Whites Creek, Tennessee 37189.**

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, his heirs and assigns , forever, and,

BILL GARRETT, Davidson County
Trans:T20150027035 DEEDWARR
Recvd: 04/10/15 14:32 2 pgs
Fees:13.00 Taxes:566.10
20150410-0031887

GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the ~~27th~~ 26th day of **March, 2015.**

Stephanie Sue Snook

Stephanie Sue Snook

Matthew Snook

STATE OF MO
COUNTY OF Platte

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephanie Sue Snook and Matthew Snook, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this ~~27th~~ 25th day of March, 2015.

Jody Romaker
NOTARY PUBLIC

JODY ROMAKER
NOTARY SEAL
#12670607
NOTARY PUBLIC, STATE OF MISSOURI
PLATTE COUNTY
MY COMMISSION EXPIRES November 2, 2016

My Commission Expires: 11/2/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $153,000.00.

AFFIANT

Subscribed and sworn to before me on this ~~27th~~ 25th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 11/28/2017 ~~11/2/16~~

THOMAS I. BOTTORFF
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY