THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043772** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $517,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2015. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Rosemary Sexton 2323 Abbott Martin Rd Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Bush Sneed, Jr. and Glenda G. Sneed, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rosemary Sexton, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2323, Parcel 1, as shown on Exhibit "C" of the Master Deed for 2323 – 2325, Abbott Martin, of record in Book 7505, Page 443, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Bush Sneed, Jr. and wife, Glenda G. Sneed by Warranty Deed from Stone Investments, a general partnership composed of James Overby, Turner Talley, Robert Sneed, Jr. and Charles Babb of record in Book 7990, Page 178 and re-recorded in Book 8005, Page 798.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 2323 Abbott Martin Rd Nashville TN 37215

BILL GARRETT, Davidson County
Trans:T20150038409 DEEDWARR
Recvd: 05/18/15 13:19 2 pgs
Fees:13.00 Taxes:1912.90
20150518-0045536

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2015.

Robert Bush Sneed, Jr. Glenda G. Sneed

STATE OF FLORIDA)
COUNTY OF Monroe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Bush Sneed, Jr. and Glenda G. Sneed, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2015.

Notary Public

My Commission Expires: _____

JOANNE V. CATES
Commission # EE 871362
Expires February 16, 2017
Bonded Thru Troy Fain Insurance 800-385-7019