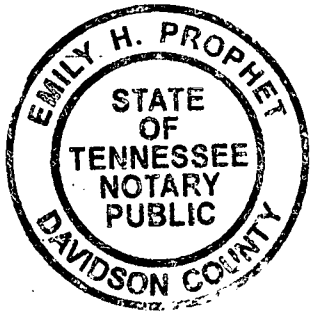
BILL GARRETT, Davidson County
Trans:T20150042842 DEEDWARR
Recvd: 06/02/15 10:47 2 pgs
Fees:13.00 Taxes:1561.40
20150602-0050988

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dana Snider and Adrienne Snider	Farmington Mortgage, a Division of CapStar Bank	128 16 0B 079.00
(NAME)	(NAME)	
520 Summit Oaks Ct	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Reagan D. Brown and Amy Brown, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dana Snider and Adrienne Snider, husband and wife**, 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 all of Lot No. 79, on the plan of Phase Four, Summit Oaks, of record in Instrument 200604170043459, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Matthew C. Martin and wife, Kristie Martin by Warranty Deed from Greater Middle Tennessee Development Partnership dated April 5, 2013 and recorded April 10, 2013 as Instrument No. 20130410-0035414 in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Reagan D. Brown and Amy Brown, as husband and wife by Warranty Deed from Matthew C. Martin and wife, Kristie Martin dated April 4, 2014 and recorded April 9, 2014 as Instrument No. 20140409-0029576, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-152077

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 520 Summit Oaks Ct, Nashville, TN 37221

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, has 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 22nd day of May, 2015.

Reagan D. Brown

Amy Brown

Amy Brown

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Reagan D. Brown and Amy Brown, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2015.

Notary Public

My Commission Expires: 5/6/19

(SEAL)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: GRN-152077