WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043604 DEEDWARR
Recvd: 06/03/15 14:18 2 pgs
Fees:13.00 Taxes:462.50
20150603-0051932

B-STM-15-2540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scarlet Z. Sneed	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
2540 Sonar St.	**901 Semmes Avenue**	**052-13-0B-230.00-C O**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARLA Y. JACKSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SCARLET Z. SNEED, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 37 on the Plan of Condominium Plat, River Glen, Planned Unit Development, Phase 5, Section 1, of record in Plat at Instrument No. 20011207070135344, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marla Y. Jackson by Quitclaim deed from Lowell T. Jackson of record in Instrument No. 20101105-0089010 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 05, 2010. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 650, 651 and 671, Instrument No. 20011207-0135344 and Instrument No. 20030305-0029504, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen, of record in Book 6762, Page 208, Book 7566, Page 571 and Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee.
- Declaration of Submission for River Glen of record in Instrument No. 20030425-0055851, Instrument No. 20030425-0055853, Instrument No. 20030506-0060411, Instrument No. 20030506-0060413, Instrument No. 20030508-0061769, Instrument No. 20030515-0066784, Instrument No. 20030522-00069839, Instrument No. 20030701-0090670 and Instrument No. 200409150111301, in the Register's Office for Davidson County, Tennessee.
- Charter for River Glen Homeowners Association of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument No. 20030319-0036614 and Instrument No. 20041217-0150273, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 7061, Page 172 and Book 9523, Page 164, in the Register's Office for Davidson County, Tennessee.
- Easement for Water and Sewer of record in Book 7061, Page 196 and Book 9523, page 168, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewer and Maintenance of record in Book 3961, Page 681, Book 7296, Page 484 and Book 11030, Page 731, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20010816-0088874, in the Register's Office

for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20090729-0071065 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2540 Sonar St., Nashville, Tennessee 37214**.

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), their heirs and 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), 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 my/our hand(s) this the 29th DAY OF MAY, 2015.

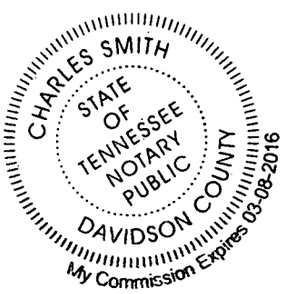
Marla Y. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLA Y. JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212