Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of June 2015

Notary Public

MY COMMISSION EXPIRES: 4-10-18

(AFFIX SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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).
Glenroy Dean Anthony Martin and Teressa Martin	New Owner	126 16 0A 341.00
(NAME)	(NAME)	
7512 Woodstream Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Two Thousand And No/100 Dollars ($342,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Snoddy and Lori A. Snoddy, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Glenroy Dean Anthony Martin and Teressa Martin, 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, TN, being Lot No. 160, on the Plan of Final Plat of Riverwalk, Phase 2C, of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Christopher Snoddy and wife, Lori A. Snoddy by Warranty Deed from The Jones Company of Tennessee, L.L.C. dated December 7, 2004 and recorded December 9, 2004 in Instrument No. 200412090146764, 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-152715

BILL GARRETT, Davidson County
Trans:T20150056058 DEEDWARR
Recvd: 07/10/15 12:28 2 pgs
Fees:13.00 Taxes:1265.40
20150710-0067327

unimproved ☐

This is improved ☒ property, known as 7512 Woodstream Dr., 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 26th Day of June 2015

Christopher Snoddy

Lori A. Snoddy

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Christopher Snoddy and Lori A. Snoddy, 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 26th of June, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH ★ NOTARY PUBLIC ★ COUNTY OF DAVIDSON ★ STATE OF TENNESSEE

File Number: GRN-152715