This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150092209 DEEDWARR
Recvd: 10/29/15 10:50 2 pgs
Fees:13.00 Taxes:814.00
20151029-0110115

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Kenneth Humphries	**Same as New Owner**	**108-12B-085.00CO**
1321 Timber Valley Drive	Same	
Nashville, TN 37214		

****

That **Peggy J. Snyder and Barbara Joan Ford,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Kenneth Humphries, a married man** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these present does **GRANT, SELL AND CONVEY**, unto the Grantee that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Phase I-A, Section Two, Harborview of record in Plat Book 6900, Page (s) 756 through 758, inclusive, 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 Peggy J. Snyder, Barbara Joan Ford and Sherry Jean Rader, as joint tenants with right of survivorship by Quitclaim deed from Peggy J. Snyder, a widow of record in Instrument No. 20080912-0093591 Register's Office for Davidson County, Tennessee, dated September 11, 2008 and recorded on September 12, 2008 of said Register's Office.

This is improved property known as: 1321 Timber Valley Drive Nashville, TN 37214

Sherry Jean Rader having since died on November 22, 2014, leaving Peggy J. Snyder and Barbara Joan Ford as the surviving joint tenants.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor covenant with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind herself, her successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 26 day of **October, 2015.**

Peggy J. Snyder

Barbara Joan Ford by Peggy J. Snyder her attorney in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Peggy J. Snyder,** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 27 day of **October, 2015.**

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/26/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this property (whichever is greater) is ~~$21,000.00~~ 220,000.00
Sworn to and subscribed before me this 27 day of **October, 2015.**

Affiant

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/26/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, **Peggy J. Snyder**, with whom I am personally acquainted, and who acknowledged that she is the "attorney in fact" of **Barbara Joan Ford**, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal at office, on the 27 day of October **2015**

Notary Public

My commission Expires **06/26/2016**

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY