Davidson County DEEDWARR
Recvd: 12/22/15 16:07 4 pgs
Fees:23.00 Taxes:1043.40

20151222-0128948

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald Gibb	OneMortgage, Inc	181 01 0A 196.00
(NAME)	(NAME)	
7233 Sugarloaf Drive	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 31st day of October, 2015, by and between **NATALIE SNEED, UNMARRIED**, party of the first part, and **REGINALD GIBB, UNMARRIED**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 49, on the plan of Section Six, Sugar Valley, of record in Instrument No. 20020321-0034914, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Natalie Sneed, unmarried by Warranty Deed from Federal Home Loan Mortgage Corporation, dated October 11, 2011 and recorded October 25, 2011 of record in Instrument Number 20111025-0083052, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Natalie Sneed
NATALIE SNEED

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named NATALIE SNEED, ~~with whom I am personally acquainted,~~ RLS 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 at office this 31st day of October 2015

Commission expires: May 31, 2016

R L Badani
Notary Public

R. H. BADANI
COMM. 1977059
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. May 31, 2016

EXHIBIT A

All matters shown on the plat of record in Instrument Number 20020321-0034914,

Covenants, conditions, easements and restrictions of record in Book 11069, Page 14, as amended in Instrument No. 20020410-0044276,

Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage recorded on September 18, 2001 in Instrument Number 20010918-0100850,

Dedication of Easement of record in Instrument Number 20010404-0032941,

By-Laws of Sugar Valley Homeowners Association, Inc. of record in Book 11069, Page 24,

Quitclaim Deed to Sugar Valley Homeowners Association, Inc., of record in Instrument Number 20130523-0052431,

Charter of the Homeowners Association of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).