This instrument prepared by:
GEORGE R. ARRANTS JR.
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

When Recorded Return to:
STEWART TITLE
601 CANYON DR, STE 100
COPPELL, TX 75019

Davidson County DEEDQC
Recvd: 06/15/16 14:08 6 pgs
Fees:32.00 Taxes:0.00
20160615-0060668

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RANDAL W SNYDER AND JANET M SNYDER	**SAME**	**173 05 0A 127.00**
1910 SHAYLIN LOOP		
ANTIOCH, TN 37013		

State of Tennessee

County of Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 1.00

Randal W Snyder
Janet M Snyder
Affiant

Subscribed and sworn before me this 9 day of June, 20 16.

(seal)

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Nicole Marina Watts
Notary Public
My Commission Expires: 8/17/2019

QUITCLAIM DEED

THIS QUITCLAIM DEED, by Grantor, **AMANDA SNYDER, AN UNMARRIED WOMAN,** whose mailing address is **1910 SHAYLIN LOOP, ANTIOCH, TN 37013**, for consideration paid, quitclaims to Grantee(s), **RANDAL W SNYDER AND JANET M SNYDER, MARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose address is 1910 SHAYLIN LOOP, ANTIOCH, TN 37013.

WITNESSETH, That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, does by these presents **QUITCLAIM** unto the said Grantee(s), his/her/their successors, heirs, and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described real estate, and the improvements and appurtenances thereto in the County of DAVIDSON, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 127, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BARNES CROSSING, PHASE ONE, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20050721-0084791; RERECORDED IN INSTRUMENT NO. 20050805-0092480; AND AMENDED IN INSTRUMENT NO. 20051114-0136938; AND INSTRUMENT NO. 20071227-0147998, REGISTER'S OFFICE FOR SAID COUNTY, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "A" TO THE AFOREMENTIONED MASTER DEED, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Amanda Snyder, An Unmarried Woman by a Warranty Deed dated 04/11/2014 and recorded 04/15/2014 as Instrument No. 20140415-0031498, in the said Register's Office.

Commonly Known As: 1910 SHAYLIN LOOP, ANTIOCH, TN 37013

The Real Estate is conveyed subject to a deed of trust dated 04/11/2014, and recorded 04/15/2014, in the Register's Office of the County of DAVIDSON, Tennessee, as Document/Instrument No. 20140415-0031499, between the Grantor and Bill Titus, as Trustee, (the "Deed of Trust"), which secures the performance of the obligations set forth in the Deed of Trust and the payment of a deed of trust note dated 04/11/2015 (the Note) made by Amanda Snyder the Grantor, payable to MERES, INC., AS NOMINEE FOR AVENUE BANK in the original principal sum of $127,645.00, plus interest, and having an outstanding principal balance, as of the date hereof, of $ 122861.38 . The Grantee(s), by their execution hereof, hereby (i) assume and agree to perform all of the obligations of Amanda Snyder, the Grantor herein, under the Note and Deed of Trust, and (ii) agree to indemnify and hold the Grantor harmless from and against all loss, damage cost and expense (including reasonable attorney fees) incurred by the Grantor as a result of a failure by the Grantee(s) to fulfill their obligations assumed hereby under the Note and Deed of Trust.

WITNESS the hands and seal of said Grantors this 9 day of June 2016.

AMANDA SNYDER

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 9 day of June 2016, before me personally appeared **AMANDA SNYDER** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained.

(Seal)

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8/17/2019

WITNESS the hands and seal of said Grantees this _____ day of _____.

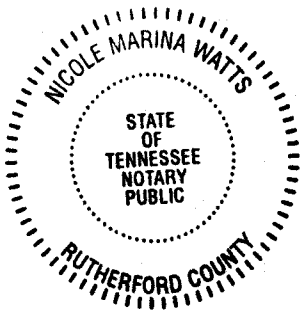
RANDAL W SNYDER

JANET M SNYDER

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 9 day of June 2016, before me personally appeared **RANDAL W SNYDER AND JANET M SNYDER** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)



Notary Public
My Commission Expires: 8/17/2019

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 1.00

Randal W Snyder
Janet M Snyder
Affiant

Subscribed and sworn before me, this 9 day of June, 2016.

Nicole Marina Watts
Notary

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
8/17/2019

True Copy Certification

I, Lexa Martin, do hereby make oath that I am a licensed 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 TEXAS

County of DALLAS

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, Lexa Martin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MELINDA SPINK

My Commission Expires: 7/18/2018
Notary' Seal (if on paper)

MELINDA SPINK
Notary Public, State of Texas
My Commission Expires
July 18, 2018