BILL GARRETT, Davidson County
Trans:T20160076846 DEEDWARR
Recvd: 09/01/16 14:29 2 pgs
Fees:13.00 Taxes:754.80
20160901-0092177

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$204,000.00
|X Waverly D McCluskey
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 31st day of August, 2016.
| Susan Lindsley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waverly D. McCluskey Janet P. McCluskey 1756 Aaronwood Drive Old Hickory, TN 37138	First Freedom Bank 1620 W Main St Lebanon, TN 37087	063.16-0A-021.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jason Snell and wife, Heather Snell

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Waverly D. McCluskey and Janet P. McCluskey, 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, Tennessee, BEING Lot No. 51, on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Page 405, as amended in Book 6900, Pages 550-552, and corrected in Book 7462, Page 445, and further amended in Book 8181, Page 112, all in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jason Snell and wife, Heather Snell by deed from David J. Norris and wife, Megan M. Norris dated August 16, 2004 of record in Instrument Number 20040818-0099779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Book 6900, Pages 550-552; as amended and corrected in Book 7462, Page 445; Book 8110, Page 401; and Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants contained in Book 7351, Page 852; amended in Book 7451, Page 739 and Book 8336, Page 396, Register's Office for Davidson County, Tennessee
4) HOA Charter of record in Book 8517, Page 762; amended in Book 8833, Page 216, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1756 Aaronwood Drive, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, 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 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 hand(s) this 31st day of August, 2016.

Jason Snell
Jason Snell

Heather Snell
Heather Snell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jason Snell and Heather Snell, with whom I am personally acquainted, (or who 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 August, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076