Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 26th day of October 2016.

Notary Public

My commission expires: 5/5/20

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160095465 DEEDWARR
Recvd: 10/28/16 12:20 2 pgs
Fees:13.00 Taxes:1036.00
20161028-0114120

Address of New Owner:	Send Tax Bills to:	Tax Information
James J. Sneed	Suntrust Mortgage	142100B02700CO
132 Bellevue Rd.	P.O. Box 79041	
Nashville TN 37221	Baltimore, Maryland 21279	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James M. Rink and wife Lynn Marie Rink hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to James J. Sneed and Terri L. Sneed, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 on the Plan of Belle Pointe, Phase I, Revisions of Lots 19-31, a Planned Unit Development as of record in Plat Book 6900, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereon.

Being the same property conveyed to James M. Rink and wife, Lynn Marie Rink by deed dated April 17, 1998 from Dianna M. Webster, married of record in Book 10895 Page 167, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Belle Pointe, Phase I, of record in Book 6900 Page 770, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6689 page 772 and amended in Book 6702 page 409 and Book 6770 page 814

and Book 6774 page 774 and Book 6819 page 164 and Book 6862 page 292 and Book 6959 page 766 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Belle Pointe Homeowner's Association of record in Book 6762 Page 671 and amended in Book 8016 page 858 5) Bylaws for Belle Pointe Homeowners Association of record in Book 6689 Page 783 and revised in Book 7409 page 224 and Book 9319 page 443 and Instrument No. 20020130-0013252 and Instrument No. 20141202-0110210 6) Subject to rules regarding enforcement of governing dues of record in Instrument No. 20051027-0130021

This property is improved property known as 434 Belle Pointe Dr., Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 26 day of October, 2016.

James M. Rink

Lynn Marie Rink

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 James M. Rink and Lynn Marie Rink, the bargainor(s), 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 at Brentwood, Tennessee, this 26th day of October, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY