BILL GARRETT, Davidson County
Trans:T20170027274 DEEDWARR
Recvd: 03/31/17 11:13 2 pgs
Fees:13.00 Taxes:1022.68
20170331-0031546

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Hunter Sneed
532 Tobylynn Drive
Nashville, TN 37211

SEND TAX BILLS:
new owner

MAP-PARCEL:
161-11-0-078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Taplinger and wife, MaryBeth Zamer,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hunter B. Sneed, unmarried,** 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. 313 on the plan of Huntington Park, Section Four, of record in Book 4460, Page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Taplinger by Deed from Garth E. Justice, II, et ux Shelly S. Justice, dated 01/31/2007 of record in Instrument No. 200702020014030, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4580, Page 487; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4460, Page 74, Register's Office for Davidson County, Tennessee.

This is improved property known as 532 Tobylynn Drive Nashville, TN 37211.

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 hands this 23rd day of March, 2017.

Michael Taplinger by Judy Hughes attorney-in-fact
Michael Taplinger
By: Judy Hughes, Attorney-in-Fact

MaryBeth Zamer by Judy Hughes attorney-in-fact
MaryBeth Zamer
By: Judy Hughes, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Hughes, as Attorney-in-Fact for Michael Taplinger and MaryBeth Zamer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2017.

NOTARY PUBLIC

DEANA ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $276,400.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of March, 2017.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires:_____