Davidson County DEEDWARR Recvd: 04/26/17 09:54 2 pgs Fees:13.00 Taxes:629.00 **20170426-0040796**

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of APRIL, 2017 Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John J. Snyder and Joseph D. Snyder	First Community Mortgage, Inc.	043 02 0 102.00
(NAME)	(NAME)	
760 May Drive	262 Robert Rose Dr., Suite 101	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,, I/WE, **Tara Reich and Phillip C. Reich, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John J. Snyder, a married man, and Joseph D. Snyder, a married man, as tenants in common**, 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:

Being Lot No. 106, on the plan of Farview, Section Three, which is of record in Plat Book 3700, Page 113, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Hortensia O. Arias, unmarried by Warranty Deed from Carole G. Harrison n/k/a Carole H. King dated July 13, 2011 and recorded July 15, 2011 as Instrument No. 20110715-0054238, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Tara Reich and Phillip C. Reich, wife and husband by Warranty Deed from Hortensia O. Arias, unmarried dated June 19, 2015 and recorded June 23, 2015 as Instrument No. 20150623-0060235, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 760 May Drive, Madison, TN 37115

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, has 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 19 day of April, 2017

Tara A Reich
Tara Reich

Phillip C. Reich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tara Reich and Phillip C. Reich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-171428FC