# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018 (AFFIX SEAL)

M-CB-17-6308

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Paul Lindsley and Andrea Lindsley** | New Owner | |
| (NAME) | (NAME) | **155-08-0B-030.00-CO** |
| **6308 Sweetgum Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT SNELL AND KATHLEEN SNELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL LINDSLEY AND ANDREA LINDSLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Snell and Kathleen Snell, husband and wife by Special Warranty deed from U.S. Bank National Association as Trustee for RASC 2006KS9 of record in Instrument No. 20090609-0053259 Register's Office for Davidson County, Tennessee, dated June 5, 2009 and recorded on June 6, 2009.

This conveyance is subject to:
- Taxes for the year 2017 a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7199, Pages 119 and 135, Book 9792, Pages 20 and 24, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5349, Page 921, Book 6474, Page 354, Book 6486, Page 588, in the Register's Office for Davidson County, Tennessee.
- By-Laws of South Colony at Riverbend of record in Book 7781, Page 645, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 8748, Page 816, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Area to South Colony at River Bend Homeowners Association of record in Book 7781, Page 637, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District for Williamson and Davidson Counties of record in Book 6613, Page 536, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6308 Sweetgum Lane, 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; and we do covenant with the said GRANTEE(S) 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 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.

Bill Garrett Davidson County
Batch# 27535 DEEDWARR
11/20/2017 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20171120-0118544

Warranty Deed

Witness my/our hand(s) this the 15th DAY OF NOVEMBER, 2017.

Scott Snell

Kathleen Snell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT SNELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN SNELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

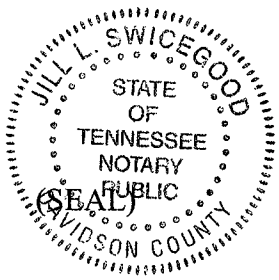
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: 9/10/2018