Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2178

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of December, 2017

Notary Public
Commission Expires: 3/21/19

AMANDA L. SUEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Bill Garrett Davidson County
Batch# 40968 DEEDWARR
12/22/2017 03:43:08 PM 2 pgs
Fees: $13.00 Taxes: $625.30
20171222-0130803

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keith L Snead, Jr 102 Oaklynn Drive Madison, TN 37115	The Mortgage Firm, Inc., ISAOA/ATIMA 921 Douglas Ave, Ste 200 Altamonte Springs, FL 32714	033-11-0-066.00

WARRANTY DEED

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, I/WE,

Dennis D. Hill, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith L Snead, Jr and Rebecca S Snead, 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. 227 on the Plan of Section Three, Primrose Acres of record in Plat Book 2900, Page 71, 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 Dennis D. Hill by Warranty Deed from James M. Johnson, George M. Johnson and Teresa A. Gunselman of record in Instrument No. 20090518-0045381 Register's Office for Davidson County, Tennessee, dated May 05, 2009 and recorded on May 18, 2009.

This property has never been a primary residence for the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 102 Oaklynn 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of December, 2017.

Dennis D. Hill

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis D. Hill** 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.

Witness my hand and official seal at Mt Juliet, Tennessee this 15th day of December, 2017.

Notary Public
My Commission Expires: 3/27/19

(Notary Seal)

AMANDA L. SUEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY