Bill Garrett Davidson County
Batch# 125955 DEEDWARR
08/07/2018 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $712.25
20180807-0077568

#34383

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$192,500.00.**

Affiant

Subscribed and sworn to before me this 31st day of August, 2018.

Notary Public
My Commission expires: 09-07-2021
(Affix Seal)

KALEIGH ROSE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

THIS INSTRUMENT PREPARED BY

Cobb Law Group, LP, James W. Cobb Esq. 1994 Gallatin Pike N. Suite 315, Madison TN, 37115

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
CHRISTINA SNEEKES	NAVY FEDERAL CREDIT UNION	142-10-A-21CO
7306 WESTON WAY	820 FOLLIN LANE	
NASHVILLE, TN 37221	VIENNA, VA 22180	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged **Ben Holt**, a married man, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christina Sneekes,** unmarried, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No, 11-A, together with the appurtenant interest in the common elements of Weston Way, Phase II, a horizontal property regime established by Master Deed of record in Book 5935, page 676, amended in Book 6370, page 577, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned amendment to the Master Deed and being located upon Lot No. 11 on the Plan of Weston Way of record in Plat Book 5210, page 89, Register's Office for Davidson County, TN.

Being the same property conveyed to Ben Holt, unmarried by deed dated March 31, 2006 from Mark D. Richardson, unmarried of record in Instrument No. 20060504-0052179, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 15, 2016 of record in Instrument No. 20160203-0010590, Register's Office for Davidson County, Tennessee, Ben Holt, a married man who acquired title as unmarried, joined by his spouse Jenny Holt, conveyed subject property to Ben Holt, a married man.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out 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.

Jenny Holt, spouse of Ben Holt, a married man, joins in this conveyance to convey any and all marital interest she may have in subject property.

This is improved property known as **7306 Weston Way, Nashville, TN 37221.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

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 3 day of August, 2018.

Ben Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ben Holt,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3rd, 2018

My commission expires 09-07-2021

Notary Public

KALEIGH ROSE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

WITNESS my hand this 3 day of August, 2018.

Jenny Holt

Jenny Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jenny Holt,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3rd, 2018

My commission expires 09-07-2021

Kaleigh R Thacker

Notary Public

KALEIGH ROSE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

