18-0272

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared By & Return To:
Tennessee Title Services, LLC
207 N. Main Street
Dickson, TN 37055
BD18-1765

Bill Garrett Davidson County
Batch# 128594 **DEEDWARR**
08/14/2018 10:31:16 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180814-0080154

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 9, 2018.

Notary Public
Commission Expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peter Halloin 102 Oaklynn Drive Madison, TN 37115	Origin Bank 1800 N Hudson, Ste 2A Monroe, LA 71201	033-11-0-066

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,

Keith L. Snead, Jr. and Rebecca S. Snead, husband and wife

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

Peter Halloin, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON 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 Keith L. Snead, Jr. and Rebecca S. Snead, husband and wife by Warranty Deed from Dennis D. Hill, a married man, of record in Instrument No. 20171222-0130803, Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 22, 2017.

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 August 9, 2018.

Keith L. Snead, Jr.

Rebecca Snead

Rebecca S. Snead

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith L. Snead, Jr. and Rebecca S. Snead** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 9, 2018.

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

(Notary Seal)

Kayla R. Anderson

Notary Public
My Commission Expires: 11/20/18