WARRANTY DEED

Bill Garrett Davidson County
Batch# 135500 DEEDWARR
08/31/2018 10:06:15 AM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20180831-0086521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HUGHES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John C. Champion and Rachel W. Champion	NEW OWNER	146 08 0 172.00
(NAME)	(NAME)	
5005 Maywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Mark A. Sneed and wife, Tracy Sneed**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John C. Champion and Rachel W. Champion, 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:

Being Lot No. 320 on the Plan of Crieve Hall Estates, Section 5, of record in Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 320 fronts 105.00 feet on the westerly margin of Maywood Drive and extends back 248.6 feet on the broken northerly line and 219.9 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Mark A. Sneed and wife, Deborah S. Sneed by Warranty Deed from Marie B. Scruggs, unmarried dated January 2, 1987 and recorded January 9, 1987 in Book 7103, Page 121, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Sneed, unmarried by Quitclaim Deed from Deborah S. Sneed dated October 14, 2002 and recorded October 25, 2002 in Instrument No. 20021025-0130829, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Sneed and Anna S. Sneed, as joint tenants, with right of survivorship by Quitclaim Deed from Mark A. Sneed, unmarried dated March 19, 2007 and recorded March 20, 2007 as Instrument No. 20070320-0033924, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Mark A. Sneed and wife, Tracy Reed by Quitclaim Deed from Anna S. Sneed, unmarried dated June 12, 2012 recorded June 14, 2012, as Instrument Number 20120614-0052003, in said Register's Office for Davidson County, Tennessee. Tracy Reed and Tracy Sneed, being one and the same person.

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.

unimproved ☐
This is improved ☒ property, known as 5005 Maywood Drive, Nashville, TN 37211

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, 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 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 23rd day of August, 2018.

Mark A. Sneed

Tracy Sneed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mark A. Sneed and wife, Tracy Sneed, 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 23rd day of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

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