Karen Johnson Davidson County
Batch# 270397 DEEDWARR
08/13/2019 09:26:14 AM 2 pgs
Fees: $13.00 Taxes: $828.80

20190813-0080555

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$224,000.00**

Teresa J. Elliott
Affiant

Subscribed and sworn to before me, this the 9 day of AUGUST, 2019.

E Prophet
Notary Public

My commission expires: 5-9-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TERESA J. ELLIOTT AND MICHAEL L. ELLIOTT AND WINDY MICHELLE RUMBLEY	**NEW OWNER**	**042 08 0 041.00**
412 Amquiwood Ct		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KRISTINE R. SNYDER AND TRAE SNYDER, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERESA J. ELLIOTT AND HUSBAND, MICHAEL L. ELLIOTT, AS TO A ONE-HALF UNDIVIDED INTEREST, AND WINDY MICHELLE RUMBLEY, A MARRIED WOMAN, AS TO A ONE-HALF UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No 37 on the Plan of Heritage Place Subdivision of record in Plat Book 5200, Page 628, Register's office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to KRISTINE RENEE KEITH, UNMARRIED, by deed from BARBARA DONELSON AND MARY DOUGLAS, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, of record as Instrument No. 20151021-0107004, dated October 19, 2015, said Register's Office. Kristine Renee Keith having since married Trae Snyder and is now known as Kristine R. Snyder.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 412 Amquiwood Court, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 9th day of AUGUST, 2019.

KRISTINE R. SNYDER

TRAE SNYDER

State of Tennessee)

County of Davidson)

On this 9th day of AUGUST, 2019, before me personally appeared, **KRISTINE R. SNYDER AND TRAE SNYDER, WIFE AND HUSBAND,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5-9-2023

Notary Public

