Name and Address of New Owner:
Joseph Anthony Giattino and Kyndra N. Giattino
7233 Legacy Drive
Antioch, TN 37013

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 182060A23500CO

Karen Johnson Davidson County
Batch# 444087 DEEDWARR
07/27/2020 10:50:17 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20200727-0081904

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Megan Snyder**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Anthony Giattino and wife, Kyndra N. Giattino**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Old Hickory Hills, Section Three, PhaseTwo, as shown on plat of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Megan Cathleen Snyder, unmarried, by Warranty Deed from April Orrand, f/k/a April N. Morrison, recorded on July 24, 2012, of record in Instrument No. 20120724-0064808, Register's Office for Davidson County, TN.

This is improved property known as 7233 Legacy Dr., Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of July, 2020.

X _____ (SEAL)
Megan Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2020, before me personally appeared Megan Snyder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2020.

X _____
Notary Signature
My commission expires: X 11-8-22 RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 16th day of July, 2020.

_____
Notary Public
My commission expires: 11-8-22
File No. 2020-1406

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022