Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2394

Karen Johnson Davidson County
Batch# 471827 DEEDWARR
09/08/2020 03:00:29 PM 2 pgs
Fees: $13.00 Taxes: $810.30
20200908-0102197

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of September, 2020

Notary Public

Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Molly Miller 1910 Shaylin Loop Antioch, TN 37013	Summit Funding 2241 Harvard St. Ste 200 Sacramento, CA 95815	173-05-0A-127.00-CO

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, **Randal W. Snyder and Janet M. Snyder, married as joint tenants with rights of survivorship** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Molly Miller, a single woman

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:

Land in Davidson County, Tennessee, being Unit No. 127, together with the appurtenant interest in the common elements of Barnes Crossing, Phase One, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20050721-0084791; re-recorded in Instrument No. 20050805-0092480; and amended in Instrument No. 20051114-0136938; and Instrument No. 20071227-0147998, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Snyder, an unmarried woman by Warranty Deed from Barbara L. Joyce, unmarried and Carol A. Joyce, unmarried of record in Instrument No. 20140415-0031498, Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 15, 2014.
Being the same property conveyed to Randal W. Snyder and Janet M. Snyder, married as joint tenants with rights of survivorship by Quitclaim Deed from Amanda Snyder, an unmarried woman of record in Instrument No. 20160615-0060668, Register's Office for Davidson County, Tennessee, dated June 9, 2016 and recorded on June 15, 2016.

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: 1910 Shaylin Loop, Antioch, TN 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-38-KW-20-1910

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 1st day of September, 2020.

Randal W. Snyder

Janet M. Snyder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Randal W. Snyder and Janet M. Snyder** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of September, 2020

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

(Notary Seal)

Notary Public
My Commission Expires: _____