WARRANTY DEED

SNYDER-H01120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY EXP. 7/23/02 PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 2
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
April M. Snyder	National Bank of Commerce	119 14 95
(NAME)	(NAME)	
240 Morton Avenue	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES B. HURT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto APRIL M. SNYDER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot. No. 13 on the Plan of Woodbine Courts, Block "A" as of record in Book 1130, Page 39, 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 James B. Hurt, unmarried by Deed from Michael C. Jett and wife, Sonya D. Jett filed for record in Book 9677, Page 491, Register's Office, Davidson County, Tennessee.

This is property with a common address of 240 E. Morton Avenue, Nashville TN 37211.

This is improved (X) property, known as 240 Morton Avenue, Nashville, Tennessee 37211
unimproved ( )
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 26th day of March, 2001.

James B. Hurt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named James B. Hurt , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2001.

My Commission Expires:

GEORGE R. WOODS JR. NOTARY EXP. 7/23/02 PUBLIC SUMNER COUNTY, TN

Notary Public

Davidson County DEEDWARR
Recvd: 04/06/01 14:32 2pgs
Fees:11.00 Taxes:351.50

20010406-0034025

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 26th day of March, 2001.

My Commission Expires _____

_____
Notary Public

RETURN TO:

Middle Tennessee Escrow Company

☑ 113 Hazel Path
Hendersonville, Tennessee 37075

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