WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/29/02
(AFFIX SEAL)

AMANDA NORMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0041

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Snyder	Countrywide Home Loans	083-06-0-374.00
(NAME)	(NAME)	
504 N. 18th Street	2021 N. Gallatin Road, Suite 292	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Dana Delworth and husband, John Delworth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Snyder and wife, Elizabeth J. Catt-Snyder, 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 part of Lot No. 7 on the plan of W.L. Horn's Spout Spring Tract, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 18th (formerly Roy) Street, at a point 106 feet north of the northerly margin of McEwen Avenue; thence with the westerly margin of said street northwardly 50 feet therein westwardly parallel with said avenue 159 feet to the easterly line of Lot No. 6, thence with the same southwardly 50 feet thence eastwardly 159 feet to the beginning, according to survey of The Cummings Group, Inc., Land Surveyors dated 10/26/97.

Being the same property conveyed to Dana Summarell by deed from The Shirley Ann Wilson Trust of record in Book 10673, Page 36, Register's Office for Davidson County, Tennessee, and further conveyed to Dana Delworth and husband, John Delworth by Quitclaim Deed from Dana Summarell, now Dana Summarell Delworth of record in Instrument Number 20010131-0009365, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 504 North 18th Street, Nashville, TN 37206
(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 our hands this 30th day of August, 2002.

Davidson County DEEDWARR
Recvd: 09/10/02 08:16 2pgs
Fees:13.00 Taxes:443.63
20020910-0109314

Dana Delworth

John Delworth

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Delworth and husband, John Delworth 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 30th day of August, 2002.

Commission expires: 1/29/05



Amanda Nordman
Notary Public

RETURN TO:

1910 Rear 21st Avenue South
Nashville, Tennessee 37212