WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/04 11:16 2pgs
Fees:13.00 Taxes:271.95

20040331-0036208

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Herbert F. Snyder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2004

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert F. Snyder	Herbert F. Snyder	Map 96-11
(NAME) 312 Hickory Pl.	(NAME) Same	Group A
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS)	Parcel 63.00
(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, Adam B. Baird and J. Lee Baird and Lindy Baird , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert F. Snyder and Wife, Raymonda B. 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 Unit No. H-A, Phase IV, Hickory Place Condominiums, as shown by plat of record in Plat Book 7015, page 182 and referred to as Exhibit "C" found at page 185. Unit H-A being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums, of record in Plat Book 6250, Page 795; all references of record in the Register's Deed Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Patricia E. Baird by deed from Gwen Holland, Unmarried of record in Deed Book 10379, page 342, Register's Office for said County. The said Patricia E. Baird having since died leaving the grantors herein as her heirs-at-law pursuant to the Affidavit of Heirship of record in Instrument Number * *20040331-0036207

County taxes for the year 2003 due and payable in the amount of $871.63. All prior years are paid. All subsequent years a lien, but not yet due and payable. Map 96-11, Group A, Parcel 63.00

Plat sets out By-Laws as shown of record in Deed Book 7015, Page 182, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 312 Hickory Place, Nashville, TN 37214

(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 30th day of March, 2004.

Lindy Baird

Adam B. Baird

J. Lee Baird

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 Adam B. Baird and J. Lee Baird and Lindy Baird the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/30/2004

My Commission Expires: 1-23-06

Notary Public

File Number2403327

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WILSON COUNTY, TENN.
TRACEY PUBLIC
NOTARY