WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Carol Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/19/06 12:45 2 pgs
Fees:13.00 Taxes:592.00

20060619-0072805

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kami Snyder and Curtis Snyder	NEW OWNER	
(NAME)	(NAME)	
225 Peachtree Street		119-5-58
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I, **KATHRYN S. EVANS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **KAMI SNYDER AND HUSBAND, CURTIS 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:

Land in Davidson County, Tennessee, being the westerly 56 feet of Lot No. 4 on the Map of W.F. Davis' Subdivision of Block 22, Cumberland Nurseries Plan, of record in Book 332, page 25, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 56 feet on the southerly side of Peachtree Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to Kathryn S. Evans, unmarried by deed from Deanna Spence and husband, Judson Spence, of record as Instrument No. 20020725-0089551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 25, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 225 Peachtree Street, Nashville, TN 37210
(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 I covenant with the said GRANTEES that I am 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 I further covenant and bind myself, my 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 hand this 6th day of June, 2006.

Kathryn S. Evans

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 Kathryn S. Evans, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2006.

Commission expires:

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Amy Adams Gowan

Amy Adams Gowan Notary Public