WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 10:52 2 pgs
Fees:13.00 Taxes:3885.00

20060714-0085002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cyrus Hatfield	Same as New Owner	116-40-3
(NAME)	(NAME)	
3948 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **CANDICE H. SNEDEKER AND HUSBAND, LARRY H. SNEDEKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cyrus Hatfield and wife, Glenda Hatfield**, 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 west one-half of Lot No. 8 and the east 75 feet of Lot No. 9 on the Map of Kimpalong Place, of record in Book 547, page 18, Register's Office for said County.

Said parts of said Lots Nos. 8 and 9 adjoin and front together one hundred twenty five (125) feet on the northerly side of Woodlawn Avenue, and run back between parallel lines, two hundred fifty (250) feet to a dead line. Being also known as house and Lot No. 3948 Woodlawn Avenue.

BEING the same property conveyed to Larry H. Snedeker and wife, Candice Snedeker by deed from Harry Moodie and wife, Ann Moodie of record in Book 7145, page 49, Register's Office for Davidson County, Tennessee. Larry H. Snedeker conveyed his interest in said property to Candice H. Snedeker by quitclaim deed of record in Book 7719, page 724, said Register's Office.

THIS conveyance is subject to any and all easements and restrictions of record.

Larry H. Snedeker, husband of the said Candice H. Snedeker, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

unimproved ☐

This is improved ☒ property, known as **3948 Woodlawn Drive, Nashville, TN 37205**

(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 hand this 7th day of July, 2006.

Candice H. Snedeker
By Robert J. Philbin, Attorney in Fact
Candice H. Snedeker
By: Robert J. Philbin, Attorney in Fact

Larry H. Snedeker
By Robert J. Philbin Attorney in Fact
Larry H. Snedeker
By: Robert J. Philbin, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert J. Philbin** with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named **Candice H. Snedeker and husband, Larry H. Snedeker** and being authorized to act on behalf of said persons he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7TH DAY OF JULY, 2006.

Commission expires:
3-21-09

LAURA C. LINGER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Laura B. Linger

Notary Public