File Box 30

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/06 12:05 2 pgs
Fees:13.00 Taxes:569.80
20060906-0110058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Sue H. Sells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/26/10
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHRIS CAUTHEN
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karol A. Snap	New Owner	
(NAME)	(NAME)	
519 Elysian Fields Road		Map 133-13-0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		Parcel 090
(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, **SUE H. SELLS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KAROL A. SNAP**, 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 Lot No. 21 on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for said County.

Being the same property conveyed to Sue H. Sells, unmarried, from Joseph Robert Spiceland, unmarried, by Warranty Deed, dated November 22, 2005, of record in Instrument No. 20051130-0143740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 519 Elysian Fields Road, Nashville, TN 37211

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 31st day of August, 2006.

Sue H. Sells

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 Sue H. Sells, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 31st day of August, 2006.

Commission expires: 6/26/07

Notary Public

CHRIS CANTRELL NOTARY PUBLIC LA VERGNE TN DeKALB COUNTY