WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-30-2010

(AFFIX SEAL)

WILLIAM B. GREGORY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

File 43

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
Jason P. Skaggs		**61-12-99**
Ashley M. Greer	Primary Residential Mortgage	
(NAME)	(NAME)	
1240 Plymouth Avenue	4750 West Wiley Post Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Salt Lake City, UT 84116	
(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, **Martha J. Snowden**,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason P. Skaggs and Ashley M. Greer, joint tenants with right of survivorship**, 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. 6 on the map showing Resubdivision of Lots 70, 73, 76-83, and 86-97 Eastdale Place of record in Book 974, Page 22, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Martha J. Snowden by deed dated February 6, 2003 from Keith A. Tucker and Karen L. Couch, now Tucker, of record in Instrument No. 20030211-0018902, said Register's Office.
Gary D. Niblack joins in this conveyance.
Subject to current years taxes, restrictions, easements, covenants, and/or rights of way of record in said Register's office.
*and husband, Gary D. Niblack

unimproved ☐

This is improved ☒ property, known as **1240 Plymouth Avenue, Nashville, TN 37216**

(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 19th day of August, 2009.

Gary D. Niblack

Martha J. Snowden

Martha J. Snowden

BILL GARRETT, Davidson County
Trans: T20090057281 DEEDWARR
Recvd: 08/21/09 09:54 2 pgs
Fees: 13.00 Taxes: 703.00

20090821-0078774

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 Martha J. Snowden,* 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 19TH DAY OF AUGUST, 2009.

Commission expires: 3-4-13

Notary Public

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

*and Gary D. Niblack