WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/09 08:34 2 pgs
Fees:13.00 Taxes:858.40
20091120-0106830

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$232,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of November, 2009.

Notary Public
My Commission expires: 4-15-12
(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM CO.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Danielle M. Snyder		147-01-0-091.00
345 Lynn Drive		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles R. Williams and Tony K. Gott, both unmarried people**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Danielle M. Snyder and Diane Suchs**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 464 on the plan of Caldwell Hall, Section VI, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 90 feet on the southerly side of Lynn Drive and runs back 153 feet on the easterly line and 107 feet on the westerly line, to a dead line in the rear, on which it measures 100.6 feet.

Being the same property conveyed to Charles R. Williams, III and Tony K. Gott, both unmarried persons as Joint Tenants with the Right of Survivorship, by deed from H.O. Buchanan and wife, Rachael Buchanan, on June 26, 1995, of record in Book 9715, page 71, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 in the estimated amount of $2,173.43 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 147-01-0-091.00.
- Subject to all matters as shown on the Plan of record in Book 2900, page 148, Register's Office Davidson County, Tennessee.

This is improved property known as: **345 Lynn Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 18, 2009.

Charles R. Williams III by Tony K. Gott as atty. in fact.
Charles R. Williams III

Tony K. Gott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tony K. Gott,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 18, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Tony K. Gott with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Charles R. Williams, III the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Charles R. Williams, III the bargainor(s), by the said Tony K. Gott, as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of November, 2009.

My Commission Expires: 8/23/11

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maisel, a Notary Public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISEL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY