BILL GARRETT, Davidson County
Trans:T20110039262 DEEDWARR
Recvd: 06/30/11 12:02 2 pgs
Fees:13.00 Taxes:1380.10
20110630-0050147

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Anthony J. Varni, et ux 15633 East Keyes Road Denair, CA 95316	**SAME AS NEW OWNER**	**Map** 92-16 OE **Parcel No.** 37.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jedidiah J. Snyder, unmarried** (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Anthony J. Varni and wife, Carol A. Varni** (herein referred to as "Grantee"), their successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Unit No. 605, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Jedidiah J. Snyder, unmarried, by Warranty Deed dated July 13, 2009 from Joseph A. Otterpohl and wife, Deborah D. Milligan of record as Instrument No. 20090720-0067615, Register's Office for Davidson County, Tennessee.

(Together with Parking Space Number(s) 108 and Storage Space Number(s) 33, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.)

This is improved property known as **900 20th Avenue South, Unit #605, Nashville, TN 37212.**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2011 real estate taxes, which are prorated and assumed by the Grantee.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 29th day of June, 2011.

GRANTOR:

Jedidiah J. Snyder by William H. Snyder,
his attorney in fact, recorded in Instrument No.
20110630-0050146, RODCT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $373,000.00.

AFFIANT

Subscribed and sworn to before me, 29th day of June, 2011.

NOTARY PUBLIC
My Commission Expires:

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, William H. Snyder, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Jedidiah J. Snyder, the maker (or a constituent of the maker) and is authorized by Jedidiah J. Snyder, the maker (or by their constituent, the constituent being authorized by the maker), to execute this instrument on behalf of Jedidiah J. Snyder, the maker.

Witness my hand and official seal, this the 29th day of June, 2011.

Notary Public
My Commission Expires:

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013