BILL GARRETT, Davidson County
Trans:T20110073525 DEEDWARR
Recvd: 11/21/11 10:49 2 pgs
Fees:13.00 Taxes:458.80
20111121-0090898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Callie Hollander	**Primary Residential Mortgage**	**0820500270**
1707 4th Ave North	**4750 West Wiley Post Way, Suite 200**	
Nashville, TN 37208	**Salt Lake City, UT 84116**	
		FILE #: ST10310

FOR AND IN 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 ACKNOWLEDGE, WE,

Tracy Snyder and Johnny Crow, Jr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Callie Hollander, a single woman

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 NORTH 12 1/2 FEET OF LOT 61 AND THE SOUTH 25 FEET OF LOT NO. 62 ON THE PLAN OF D.T. MCGAVOCK'S SUBDIVISION, OF RECORD IN BOOK 21, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PARTS OF SAID LOTS FRONTS TOGETHER 37 1/2 FEET ON THE WESTERLY SIDE OF 4TH AVENUE NORTH, FORMERLY CHERRY STREET, AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TRACY SNYDER AND JOHNNY CROW, JR. BY WARRANTY DEED FROM DONNA TYSON BROWN DATED 06/29/11 AND RECORDED ON 07/12/11 IN INSTRUMENT NO. 20110712-0053251, SAID REGISTER'S OFFICE FOR SAID COUNTY.

FURTHER BEING THE SAME PROPERTY CONVEYED TO DONNA TYSON BROWN BY DEFAULT JUDGEMENT RECORDED ON 06/28/11 IN INSTRUMENT NO. 20110628-0049401, SAID REGISTER'S OFFICE FOR SAID COUNTY.

FURTHER ALSO BEING THE SAME PROPERTY CONVEYED TO JOHN T. COOK, TRUSTEE BY QUITCLAIM DEED FROM DONNA TYSON BROWN DATED 07/1/10 AND RECORDED ON 07/02/10 IN INSTRUMENT NO. 20100702-0051902, SAID REGISTER'S OFFICE FOR SAID COUNTY.

FURTHER ALSO BEING THE SAME PROPERTY CONVEYED TO MARY ELIZABETH JENKINS BY LAST WILL AND TESTAMENT FROM SARAH SWANSON DATED 11/22/91 AND RECORDED ON 1/26/93 IN BOOK 8848, PAGE 684, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 21, Page 7, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 1707 4th Ave North, Nashville, TN 37208.

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 in 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/our hand(s) this 18th day of November, 2011.

Tracy Snyder

Johnny Crow, Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Tracy Snyder and Johnny Crow, Jr , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013