WARRANTY DEED

ET-11-2377

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

WILSON COUNTY, TN NOTARY PUBLIC STATE OF TENNESSEE COMMIS. J. BUCHANAN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy S. Snyder	Tracy S. Snyder	
132 Broadwell Circle ~~3707 Elkins Avenue~~	(NAME) 132 Broadwell Circle ~~3707 Elkins Avenue~~	92-13-307.00
(ADDRESS) Franklin, TN 37067 ~~Nashville, TN 37209~~	(ADDRESS) Franklin, TN 37067 ~~Nashville, TN 37209~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN BOYD SNIDER, AS HEIR AT LAW AND AS EXECUTOR OF THE ESTATE OF ELMER ELLIS SNIDER; JOINED BY JAMES ELLIS SNIDER, LOU ANGELINE TILLMAN, AND KARLI LURANA CARROLL, INDIVIDUALLY AND AS HEIRS AT LAW OF ELMER ELLIS SNIDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRACY S. SNYDER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 4 and 5, MAP OF SUBDIVISION OF PLUMMER PLACE AND PART OF BLOCKS NOS. 3, 8, 13, 18 AND 23 IN CHARLOTTE PARK 2ND ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 161, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Last Will and Testament of Elmer Ellis Snider in Probate Docket #09P1897, Register's Office of Davidson County, Tennessee; Kevin Boyd Snider was appointed the Executor of the Estate; and Being part of the same property conveyed to Elmer E. Snider and wife, Laurna Snider by Warranty Deed from Mallernee Realty Company, Inc., recorded April 6, 1955, in Book 2394, Page 141; and part of the same property conveyed to Elmer E. Snider and wife, Lurana A. Snider by Warranty Deed from Elaine Dorsey recorded July 18, 1960, in Book 3100, Page 284, Register's Office for Davidson County, Tennessee; and By Quitclaim Deed recorded March 23, 2005, in Instrument Number 20050323-0031438, Register's Office for Davidson County, Tennessee, Elmer Snider and wife, Lurana Snider conveyed the property to Elmer E. Snider and wife, Lurana A. Snider a 20% interest, James E. Snider a 20% interest, Lou Tillman a 20% interest, Kevin B. Snider a 20% interest and Karli Carroll a 20% interest. Upon the death of Lou Tillman, his/her twenty percent (20%) interest will revert back to Elmer E. Snider and wife, Lurana A. Snider. Upon the death of Kevin B. Snider, his/her twenty percent (20%) interest will revert back to Elmer E. Snider and wife, Lurana A. Snider. Upon the death of Karli Carroll, his/her twenty percent (20%) interest will revert back to Elmer E. Snider and wife, Lurana A. Snider. By Quitclaim Deed recorded April 14, 2005 in Instrument Number 20050414-0041764, Register's Office for Davidson County, Tennessee, James E. Snider conveyed his 20% interest to Elmer E. Snider and wife, Lurana A. Snider. [The said Lurana A. Snider having predeceased Elmer E. (Ellis) Snider on April 2, 2007. The said Elmer E. (Ellis) Snider having passed away on October 30, 2009.]

The purpose (and intent) of this conveyance is for Kevin Boyd Snider, James Ellis Snider, Lou Angeline Tillman, and Karli Lurana Carroll to convey ALL INTEREST IN SAID PROPERTY to Tracy S. Snyder.

This conveyance is subject to any and all easements, restrictions, and conditions of record; and to taxes for the year 2012, and all subsequent years.

BILL GARRETT, Davidson County
Trans:T20120016096 DEEDWARR
Recvd: 03/05/12 13:58 2 pgs
Fees:13.00 Taxes:481.00

20120305-0019175

unimproved ( )

This is improved (X) property, known as 3707 Elkins Avenue, Nashville, Tennessee 37209

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of February, 2012.

Kevin Boyd Snider, as Heir at Law and as Executor of the Estate of Elmer Ellis Snider

Kevin Boyd Snider, as Heir at Law and as Executor of the Estate of Elmer Ellis Snider

James Ellis Snider, individually and as Heir at Law of the estate of Elmer Ellis Snider

James Ellis Snider, Individually and as Heir at Law of the Estate of Elmer Ellis Snider

Lou Angeline Tillman individually and as heir at law of the estate of Elmer Ellis Snider

Lou Angeline Tillman, Individually and as Heir at Law of the Estate of Elmer Ellis Snider

Karli Lurana Carroll, Individually and as Heir at Law of the estate of Elmer Ellis Snider

Karli Lurana Carroll, Individually and as Heir at Law of the Estate of Elmer Ellis Snider

STATE OF Tennessee

COUNTY OF Wilson

On this the 27th day of February 2012, before me personally appeared Kevin Boyd Snider, as Heir at Law and as Executor of the Estate of Elmer Ellis Snider; and James Ellis Snider, Lou Angeline Tillman, and Karli Lurana Carroll, all Individually and as Heirs at Law of Elmer Ellis Snider; ALL to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 27th day of February 2012.

Connie J. Buchanan

Notary Public

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 6/15/14

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520