BILL GARRETT, Davidson County
Trans:T20130013803 DEEDWARR
Recvd: 02/19/13 15:17 2 pgs
Fees:13.00 Taxes:499.50
20130219-0016523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 135,000.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2013.

Notary Public

My commission expires: 1/26/14

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHANE KVILLE	**FARM CREDIT MID- AMERICA, FLCA**	**07700008400 & 07700008500**
0 CUB CREEK ROAD	**5189 Highway 41 N**	
NASHVILLE, TN 37209	**Springfield, TN 37172**	

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,

HILLMAN SNYDER and wife, JANIE SNYDER

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

SHANE KVILLE, unmarried

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:

TRACT # 1
LAND in the 8th Civil District of Davidson county, Tennessee on the westerly margin of Cub Creek Road and bounded on the south by Mundy, Miller and Hobbs, on the North by Wright Properties, Inc. and Tract No. 2 and more particularly described as follows:

BEGINNING at an iron rod new in the westerly margin of Cub Creek Road, the northeast corner of Thomas L. Mundy (Book: 9646, Page: 246, R.O.D.C.) and the southeast corner of the tract: thence with the north line Mundy north 63 deg. 00 min. 00 sec. west 1016.30 feet to an iron pipe old, a common corner with Jimmy Dale Miller (instrument #200110105-0001794 R.O.D.C.); thence with a fence line and the north line of Miller north 45 deg. 40 min. 56 sec. west 591.94 feet to a 16" red oak tree in said fence line; thence north 55 deg. 43 min 08 sec. west 211.37 feet to an iron post old, a common corner with Betty Miller Hobbs (Book: 7294, Page: 921, R.O.D.C.) and Wright Properties, Inc. (Book; 5356, Page: 897, R.O.D.C.); thence with the south line of Wright Properties, Inc. south 86 deg. 31 min. 45 sec. east 705.71 feet to an iron post old; thence south 03 deg. 01 min. 22 sec. east 81.34 feet to an iron post old, a common corner with Tract No. 2, Tract No. 3 and this Tract; thence with the west line of Tract No. 2 south 03 deg. 01 min. 22 sec. east 247.50 feet to an iron rod new; thence wit the south line of Tract No. 2 south 65 deg. 32 min. 43 sec. east 1018.57 feet to the westerly margin of Cub Creek Road, the southeast corner of Tract No. 2 and the northeast corner of the Tract; thence with the margin of Cub Creek Road south 35 deg. 49 min. 25 sec. west 248.17 feet to the point of beginning and containing 9.43 acres more or less, according to a survey by Kenneth W. Morton, R.L.S. #623, dated 8/15/01.

TRACT # 2
LAND in the 8th Civil District of Davidson County, Tennessee on the westerly margin of Cub Creek Road and bounded on the south and west by Tract No. 1, and on the north by tract No. 3 and more particularly described as follows:

COMMENCING at an iron rod new in the westerly margin of Cub Creek Road, the northeast corner, of Thomas L. Mundy (Book: 9646, Page: 246, R.O.D.C.), and the southeast corner of Tract No. 1; thence north 35 deg. 49 min. 25 sec. east 248.17 feet to an iron rod new, the southeast corner and point of beginning of this tract;

THENCE leaving the margin of said road with the north line of Tract No. 1 North 65 deg. 32 min. 43 sec. west 1018.57 feet to an iron rod new the southwest corner of this Tract; thence north 03 deg. 01 min. 22 sec. west 247.50 feet to an iron post old, a common corner with Wright Properties, Inc. (Book: 5356, Page: 897, R.O.D.C.) and Tract No. 3; thence with the south line of Tract No. 3 South 67 deg. 12 min. 18 sec. east 1203.29 feet to an iron rod new in the margin of Cub Creek Road, the southeast corner of Tract No. 3 and the northeast corner of this Tract; thence with the margin of said road and a curve to the left having a radius of 738.76 feet and a length of 165.65 feet, a chord bearing and distance of south 51 deg. 31 min. 53 sec. west 165.30 feet to the point of tangent; thence south 35 deg. 49 min, 25 sec. west 98.98 feet to the point of beginning and containing 6.02 acres more or less according to a survey by Kenneth W. Morton, R.L.S. #623, dated 8/15/01.

BEING THE SAME PROPERTY CONVEYED TO HILLMAN SNYDER AND WIFE, JANIE SNYDER BY WARRANTY DEED FROM EVA ALAHOUZOS DATED 06/21/07 AND RECORDED ON 07/05/07 IN INSTRUMENT NO. 20070705-0079814, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 0 CUB CREEK ROAD, NASHVILLE, TN 37209.

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 8th day of February, 2013.

HILLMAN SNYDER

JANIE SNYDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HILLMAN SNYDER and JANIE SNYDER, 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 8th day of February, 2013.

Notary Public

My Commission Expires: 1/26/14

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY