BILL GARRETT, Davidson County
Trans:T20130049775 DEEDWARR
Recvd: 06/13/13 11:01 2 pgs
Fees:13.00 Taxes:936.10

20130613-0060398

WARRANTY DEED

R-RM-13-227

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

Subscribed and sworn to before me this 7th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Sabrin	Quicken Loans Inc.	
227 53rd ave N.	(NAME) 1050 Woodward Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Detroit, MI 48226	09115008300
(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 HILLMAN SNYDER, JR., ONLY HEIR OF SHIRLEY G. SNYDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL SABRIN, UNMARRIED, 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 A PART OF BLOCK NO.14 ON THE PLAN OF REALTY SAVINGS BANK AND TRUST CO.'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION OF RECORD IN PLAT BOOK 421, PAGE 18 AND PART OF A 50-FOOT STRIP LYING IMMEDIATELY EAST OF SAID PART OF BLOCK NO. 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 53RD AVENUE NORTH, FORMERLY 12TH STREET, AS NOW LOCATED, AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO A. C. OAKLEY BY DEED FROM JULIUS PARMAN, ET AL OF RECORD IN BOOK 1469, PAGE 400, SAID REGISTER'S OFFICE; THENCE WITH SAID OAKLEY'S NORTHERLY LINE WESTWARDLY 142.4 FEET TO THE EASTERLY LINE OF THE PROPERTY CONVEYED TO JULIAN H. WILLIAMS AND WIFE, BY DEED FROM W. B. PARMAN AND WIFE, OF RECORD IN BOOK 1810, PAGE 255, SAID REGISTER'S OFFICE; THENCE WITH WILLIAMS' EASTERLY LINE NORTHWARDLY 50 FEET; THENCE EASTWARDLY 143 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SAID 53RD AVENUE NORTH; THENCE WITH SAME SOUTHWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HILLMAN G. SNYDER AND WIFE, SHIRLEY G. SNYDER, BY DEED FROM W. FORREST OAKLEY AND WIFE, BERTHA OAKLEY OF RECORD IN BOOK 2018, PAGE 610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 8/23/1951 RECORDED ON 8/28/1951. THE SAID HILLMAN G. SNYDER HAVING QUITCLAIMED TO H. E. COLLINS, TRUSTEE AND H. E. COLLINS, TRUSTEE CARRYING OUT THE INTENT OF THE CONVEYANCE DID CONVEY ONTO SHIRLEY G. SNYDER AND RETAINED A LIFE ESTATE ON HILLMAN G. SNYDER, OF RECORD IN BOOK 6858, PAGE 887 DATED 5/15/1986 AND RECORDED 5/16/1986. THE SAID HILLMAN G. SNYDER HAVING SINCE DIED. THE SAID SHIRLEY G. SNYDER HAVING SINCE DIED ON 8/30/2011 AND HER ESTATE WAS ADMINISTERED AS DOCKET # 11P1421 IN THE PROBATE COURTS OF DAVIDSON COUNTY, TENNESSEE. PURSUANT TO DOCUMENTS IN THE PROBATE DOCKET, HILLMAN G. SNYDER, JR. IS THE ONLY HEIR OF LAW OF THE ESTATE OF SHIRLEY G. SNYDER.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 18; BOOK 1809, PAGE 462, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

JANIE SNYDER JOINS HEREIN TO CONVEY ANY AND ALL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 227 53rd ave N., Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

This is
( ) unimproved
(X) improved
property known as **227 53rd ave N. 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 7th day of June, 2013.

Hillman Snyder, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hillman Snyder, Jr., the within named bargainor, 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 and official seal, this the 7th day of June, 2013.

Notary Public

My Commission Expires

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212