WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038720 DEEDWARR
Recvd: 06/03/14 11:36 2 pgs
Fees:13.00 Taxes:1095.20
20140603-0047797

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$296,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2014.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Bounchanh Souriyavong**	Send Tax Bills To: F+M Bank	Map-Parcel Numbers **Map 083-06-0 Parcel 374-00**
504 North 18th Street	50 Franklin Street	
Nashville, TN 37206	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Andrew J. Snyder and wife, Elizabeth J. Catt-Snyder aka Elizabeth J. Snyder

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

Bounchanh Souriyavong, a single man

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:

Being part of Lot No. 7 on the plan of W.L. Horn's Spout Spring Tract, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of 18th (formerly Roy) Street, at a point 106 feet north of the northerly margin of McEwen Avenue; thence with the westerly margin of said street northwardly 50 feet therein westerwardly parallel with said avenue 159 feet to the easterly line of Lot No. 6, thence with the same southwardly 50 feet thence eastwardly 159 feet to the beginning, according to survey of The Cummings Group, Inc., Land Surveyors dated 10/26/97.

Being the same property conveyed to Andrew J. Snyder and wife, Elizabeth J. Catt-Snyder, by Deed dated August 30, 2002 from Dana Delworth and husband, John Delworth, of record in Instrument No. 20020910-0109314, Register's Office for Davidson County, Tennessee. Elizabeth J. Catt-Snyder is also known as Elizabeth J. Snyder.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 57, Page 106, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **504 North 18th Street, Nashville, TN 37206**

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 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 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 **30th** day of **May, 2014.**

Andrew J. Snyder

Elizabeth J. Catt-Snyder aka Elizabeth J. Snyder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrew J. Snyder and Elizabeth J. Catt-Snyder aka Elizabeth J. Snyder,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **May, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17