$179.50

7000000 88011

This Instrument Was Prepared Upon Information Furnished By The Parties By:
Deanna D. Johnson, Attorney-at-Law, 210 East Public Square, Smithville, TN 37166

Name and Address of New Owner(s)

WILLIAM F. SNYDER & MARSHALL L. HIX

40 BURTON HILLS BLVD. SUITE 230

NASHVILLE, TN 37215

MAP/PARCEL 105-14-0-230.00

Name and Address of Persons responsible for taxes:

"SAME AS ABOVE"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 45,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 18 day of September, 2014.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Notary Public or Register of Deeds

My Commission Expires:

WILLIAM SNYDER

TO SPECIAL WARRANTY DEED

MARSHALL L. HIX, ET AL.

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, WILLIAM SNYDER, has this day bargained and sold, and does hereby transfer and convey unto MARSHALL L. HIX and WILLIAM F. SNYDER, their heirs and assigns, certain lands located in Davidson County, Tennessee, described as follows:

Being Lot No. 5 of Block 28 on the Map of Yarbrough's Subdivision of Woodland, as of record in Book 161, page 87, Register's Office for said County.

Said Lot fronts 50 feet on the east side of White Avenue and runs back between parallel lines, 167.5 feet to an alley.

Being the same property conveyed to William Snyder by Final Decree Confirming Sale of record in Instrument Number 20120814-0072782, also see a conveyance from The Harlen Family Trust by Quitclaim Deed, of record in Instrument Number 20130809-0083823, Register's Office, Davidson County, Tennessee.

This is property known as 2308 White Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said unto MARSHALL L. HIX and WILLIAM F. SNYDER, their heirs and assigns forever.

BILL GARRETT, Davidson County
Trans:T20140070984 DEEDWARRSP
Recvd: 09/23/14 09:05 2 pgs
Fees:13.00 Taxes:166.50

20140923-0086995

The grantor covenants that he is lawfully seized and possessed of said lands; that he has a good and lawful right to sell, transfer and convey the same.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by him, and that het will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgement.

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, the grantor has hereunto affixed his signature on this the 18TH day of SEPTEMBER, 2014.

Wm F Snyder

WILLIAM SNYDER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantors, WILLIAM SNYDER, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Nashville, Tennessee, on this the 18 day of September, 2014.

NOTARY PUBLIC

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN

My Comm. Expires May 5, 2015

MY COMMISSION EXPIRES:_____.