BILL GARRETT, Davidson County
Trans:T20140087925 DEEDWARR
Recvd: 11/21/14 14:19 2 pgs
Fees:13.00 Taxes:1015.28
20141121-0107511

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WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher R. Snoddy	Christopher R. Snoddy	102-08-0-066.00
(NAME)	(NAME)	
6616 Wilhugh Place	315 Bowwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dana Copen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher R. Snoddy,** 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:

LAND in the 8th Civil District of Davidson County Tennessee, being Lot No 90 on the plan of Horton Heights, Section 5, as of record in Book 1835, page 130, Register's Office for said County.

SAID Lot No. 90 fronts 93 feet on the northwesterly side of Wilhugh Place and runs back 215.2 feet on the northeasterly line and 214 feet on the southwesterly line to a dead line, measuring 107 feet thereon.

BEING the same property conveyed to Dana Copen by Quitclaim Deed from Fred M. Vick by deed dated January 9, 2003 of record in Instrument No. 200301090004427 in the Register's Office for Davidson County, Tennessee. See also Deed of record in Book 9960, Page 364, Book 10603, Page 475 and Instrument No. 20030109-0004426, all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utilities along the rear line of the premises, 50-foot building setback line from Wilhugh Place and conditions of the owners certificate as shown on the plan of record in Book 1835, page 130, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 2087, page 566, modified of record in Book 2903, page 49, said Register's Office.

The above Description is the same as in the prior deed of record.

Butch Huff joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to **Dana Copen.**

unimproved ☐

This is improved ☑ property, known as 6616 Wilhugh Place, Nashville, TN 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 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 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 hands this 20th day of November, 2014.

Dana Copen

Butch Huff

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Dana Copen** and **Butch Huff** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **they** executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of November, 2014.

Notary Public I. Dyke Tatum
My Commission Expires: 5/8/2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 14-Snoddy