WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029475 DEEDWARR
Recvd: 04/20/15 10:42 2 pgs
Fees:13.00 Taxes:545.75
20150420-0034830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Company FBO Anthony P. Snyder IRA	New Owner	
(NAME)	(NAME)	103080A03400CO
4603 Dakota Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **JEWEL C. CRANDALL, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EQUITY TRUST COMPANY FBO ANTHONY P. SNYDER IRA,** 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 Davidson County, Tennessee, being a certain Condominium Apartment known as Unit B-304 on the plan of Bldg. B, Westlawn Green, of record in Plat Book 5200, Pages 20-24, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Westlawn Green, a horizontal property regime established by Master Deed of record in Book 5238, Page 863, amended in Book 5266, Page 22, and Book 6748, Page 423, said Register's Office.

Being the same property conveyed to Jewel C. Crandall by Quitclaim Deed from Beatrice Guthrie, unmarried, recorded on the 25th day of September, 2002 in Instrument No. 20020925-0116871, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 5200, Page(s) 20 thru 24, said Register's Office; and (c) by-Laws recorded in Book 5238, Page 872 and Book 6748, Page 423, said Register's Office; (d) Charter of Homeowners Association recorded in Book 5234, Page 719, said Register's Office; (e) restrictions of record in Book 5238, Page 863 , as amended by instrument(s) of record in Book 5266, Page 22 and Book 6748, Page 423, said Register's Office.

This is unimproved / improved X property, known as 4425 Westlawn Dr., Unit B-304, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 16th day of April, 2015.

Jewel C. Crandall

JEWEL C. CRANDALL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jewel C. Crandall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015