WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160034156 DEEDWARR
Recvd: 04/26/16 10:26 3 pgs
Fees:13.00 Taxes:2867.50
20160426-0040396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $775,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2016.

Notary Public

My Commission Expires: May 8, 2018
(Affix Seal)

SUSANNE C. PUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Francis Snyder (NAME)	Same (NAME)	105 14 0 230.00
2308 White Ave. (ADDRESS)	(ADDRESS)	
Nashville TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, WE, Marshall L. Hix and William F. Snyder, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Francis Snyder, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 to an alley.

Being the same lands conveyed to Marshall L. Hix and William F. Snyder from William Snyder by Special Warranty Deed dated September 18, 2014 and recorded September 23, 2014 in Instrument No. 201409230086995, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2308 White Avenue, Nashville, Tennessee 37204.

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 20th day of Apr. 1, 2016.

Marshall L. Hix

William F. Snyder

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 Marshall L. Hix, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 20th day of Apr. 1, 2016.

Notary Public

My Commission Expires:

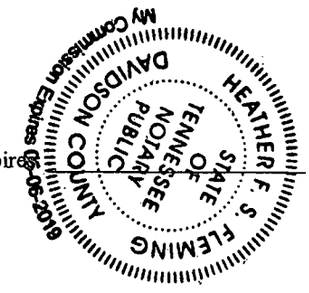
HEATHER F. S. FLEMING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2019

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 William F. Snyder, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 20th day of April, 2016.



Notary Public

My Commission Expires 05-06-2019