PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160044613 DEEDWARR
Recvd: 05/26/16 13:56 2 pgs
Fees:13.00 Taxes:2044.25
20160526-0053231

W & I Ref: (DM) Title No.: 58322
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David M. Hyde, II Jacqueline Christine Prusik 2904 Snowden Road Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 11809015700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$552,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen D. Webb and Celeste M. Webb, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David M. Hyde, II, an unmarried man and Jacqueline Christine Prusik, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Sutton Hill Section of Marengo Park of record in Book 974, page 67, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen D. Webb, an unmarried person and Celeste M. Tunis, an unmarried person by Warranty Deed from Daniel D. Swartz and wife, Tracy L. Schroeder Swartz and Donald W. Swartz and wife, Elizabeth A. Swartz dated February 27, 2004 and recorded on March 2, 2004 of record in Instrument No. 20040302-0023227, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 4, 2014, recorded December 8, 2014, of record in Instrument No. 20141208-0112317, said Register's Office. A tenancy by the entirety was created in Stephen D. Webb and wife, Celeste M. Webb.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan of record in Book 974, page 67, said Register's Office, which Plan shows a 50 foot minimum building set back line from Snowden Road and a 10 foot easement for public utility purposes along the southerly side and rear line of said lot.

This is improved property, known as 2904 Snowden Road, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of May, 2016.

Stephen D. Webb

Celeste M. Webb

State of Tennessee

County of Davidson

On this 16th day of May, 2016, before me the undersigned authority, personally appeared Stephen D. Webb and Celeste M. Webb, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $552,500.00.

Affiant

Sworn and subscribed before me this 16th day of May, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018