File Box
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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047573 DEEDWARR
Recvd: 06/06/16 13:43 2 pgs
Fees:13.00 Taxes:539.83
20160606-0056878

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 10/12/19

(AFFIX SEAL)

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Genevieve Investments, LLC	Genevieve Investments, LLC	104160E01700CO
(NAME)	(NAME)	
4000 5th Avenue S	4000 5th Avenue S	
(ADDRESS)	(ADDRESS)	
Fort Dodge, IA 50501	Fort Dodge, IA 50501	
(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, We, **Daniel R. Snell and Sandra Snell, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Genevieve Investments, LLC, an Iowa limited liability company,** 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 Unit No. B-7 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated and as established by a Master Deed of Albemarle Condominiums of record in Instr. No. 20060309-0027782, as amended in Instr. No. 20070131-0012862, said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Daniel R. Snell and Sandra Snell by deed from Albemarle, LLC, a Tennessee limited liability company, dated 3/16/07, of record in Instr. No. 20070322-0034904, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by The Grantee. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Albemarle Condominiums of record in Instr. No. 20060309-0027782, as amended in Instr. No. 20070131-0012862, said Register's Office. Subject to the assessment of homeowners association fees, if any. Charter of Albemarle Condominium Homeowners Association as set out in Instr. No. 2006314-0029491, said Register's Office. Subject to Easement granted to US Sprint Communication as set out in Instr. No. 2010114-0003778, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2120 Belmont Boulevard, Apartment B-7, Nashville, TN 37212
(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 1st day of June, 2016.

Daniel R. Snell

Sandra Snell

State of South Dakota
County of Pennington

Personally appeared before me Daniel R. Snell and Sandra Snell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2016.

Notary Public Nicole Jones
My Commission Expires: 10/16/2020

NICOLE JONES NOTARY PUBLIC SEAL SOUTH DAKOTA MY COMMISSION EXPIRES 10-16-2020

File No.: 2016-054