BILL GARRETT, Davidson County
Trans:T20160075218 DEEDWARR
Recvd: 08/29/16 13:14 2 pgs
Fees:13.00 Taxes:3515.00
20160829-0090182

(1)

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2016.

Notary Public

My commission expires: 11/19/2018

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Grayson Wheatley, III | First Tennessee Bank | 093-09-0C-044.00-CO |
| 1212 Laurel Street | 511 Union St | |
| Nashville, TN 37203 | Nashville TN 37219 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Melody Snodgrass, Trustee of the David J. Snodgrass Family Trust**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Grayson Wheatley ,** III

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit 702 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Melody Snodgrass, Trustee of the David J. Snodgrass Family Trust by Warranty deed from Laurel Property, LLC, a Delaware Limited liability company of record in Instrument No. 20141209-0112840 Register's Office for Davidson County, Tennessee, dated December 08, 2014 and recorded on December 09, 2014.

This is ☐ improved ☐ unimproved property known as **1212 Laurel Street, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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 Grantor has hereunto executed this instrument on this the 31st day of August, 2016.

Melody Snodgrass, Trustee of the David J. Snodgrass Family Trust

BY: Melody Snodgrass Trustee
Melody Snodgrass, Trustee

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Melody Snodgrass**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the David J. Snodgrass Family Trust**, a irrevocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 31st day of August, 2016.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 160314

SP 11/2015