WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/19/2018
(AFFIX SEAL)

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

W-W-16-1011B-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David J. Snodgrass and Melody Snodgrass	New Owner	
(NAME) **1011 B Montrose Avenue**	(NAME) 5102 Pickney Dr.	**118-01-1A-002.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Brentwood, TN 37203	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANE HASTINGS FLP #5 AND RUTHERFORD HOME BUILDERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID J. SNODGRASS AND WIFE, MELODY SNODGRASS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 1011 Montrose Homeowners Association, as shown in the Declaration of Covenants, Conditions and Restrictions for 1011 Montrose Homeowners Association of record in Instrument Number 20150806-0078658, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Shane Hastings FLP #5 by Warranty deed from Robert L. Smith and Elizabeth Smith Jones, Nancy Carrethers, and Ellen M. Hendricks of record in Instrument No. 20150423-0036178 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 23, 2015.

Being a part of the same property conveyed to Shane Hastings FLP #5 and Rutherford Home Builders, LLC by Quitclaim deed from Shane Hastings FLP #5 of record in Instrument No. 20150720-0070908 Register's Office for Davidson County, Tennessee, dated July 6, 2015 and recorded on July 20, 2015.

This conveyance is subject to:
- Taxes for the year 2016.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150806-0078658, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20160120-0005795 and 20160120-0005796, in the Register's Office for DavidsonCounty, Tennessee.
- All matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1011 B Montrose 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20160078469 DEEDWARR
Recvd: 09/07/16 15:02 2 pgs
Fees:13.00 Taxes:2738.00
20160907-0094222

Witness my/our hand(s) this the 2 DAY OF SEPTEMBER, 2016.

Shane Hastings FLP #5

BY: _____
Denny S. Hastings, General Partner

RHB, LLC AKA Rutherford Home Builders, LLC

BY: _____
Ryan Hollingshead, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denny S. Hastings, signing for Shane Hastings FLP #5, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Shane Hastings FLP #5, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of September, 2016.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Hollingshead, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of RHB, LLC AKA Rutherford Home Builders, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of September, 2016.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212