BILL GARRETT, Davidson County
Trans:T20160100130 DEEDWARR
Recvd: 11/14/16 11:25 2 pgs
Fees:13.00 Taxes:1594.70
20161114-0119634

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $431,000.00. Affiant Subscribed and sworn to before me, this the 14th day of November, 2016. Notary Public My commission expires: (AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William R. Snyder Yvonne Aiken Snyder	First Liberty Financial Corp	Map 081-08-0 Parcel 194.00
1807 7th Avenue North	9520 Dorsey Station Rd. Ste 20	
Nashville, Tennessee 37208	Louisville KY 40223	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daron M. Flory and wife, Sarah E. Wilcox nka Sarah Wilcox Flory

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William R. Snyder and Yvonne A. Snyder, husband and wife

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 the Northerly 40 feet of Lot No. 414 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 414 fronts 40 feet on the westerly side of Seventh Avenue North, formerly Vine Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Daron M. Flory, unmarried and Sarah E. Wilcox, unmarried, as tenants in common with right of survivorship, by Special Warranty Deed from M & T Bank, a national banking corporation, of record in Instrument No. 20100107-0001517, Register's Office for Davidson County, Tennessee. The said Daron M. Flory and Sarah E. Wilcox having since married. Sarah E. Wilcox is now known as Sarah Wilcox Flory.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 21, Page 105, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

BOX 10-A

This is improved (_x___) Unimproved (____) property, known as **1807 7th Avenue North, Nashville, Tennessee 37208**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 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 hand(s) this ~~11th~~ 3rd day of **November, 2016.**

Daron M. Flory

Daron M. Flory

Sarah E. Wilcox nka Sarah Wilcox Flory

Sarah E. Wilcox nka Sarah Wilcox Flory

STATE OF ~~TENNESSEE~~ Florida JS)

COUNTY OF ~~DAVIDSON~~ Palm Beach JS)

Personally appeared before me, a Notary Public of said County and State, **Daron M. Flory and Sarah E. Wilcox nka Sarah Wilcox Flory,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Jupiter, ~~Tennessee~~ Florida, this ~~11th~~ 3rd day of **November, 2016.**

JS TS

1992

Notary Public

JULIO SUAREZ
MY COMMISSION # GG 003164
EXPIRES: June 18, 2020
Bonded Thru Notary Public Underwriters

My Commission Expires: June 18th 2020