Davidson County DEEDWARR
Recvd: 01/17/17 15:56 3 pgs
Fees:18.00 Taxes:351.13
20170117-0005052

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $94,900.00

Affiant

Subscribed and sworn to before me, this 11th day of January, 2017.

Notary Public

My commission expires: 7/6/2020

BRENDA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Snodgrass **Patti Snodgrass**	David Snodgrass Patti Snodgrass	**08106036300**
2404 Seifried Street	5407 Woodbury Cv	
Nashville, TN 37208	Paragould, AR 72450	

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

Patricia McHaney, to hold a Life Estate interest, and Linda Boyd, the remainder interest

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

David Snodgrass and Patti Snodgrass

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 the 18th formerly the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, and described as follows:

Beginning on the Northerly margin of Seifried Street at a point of 150 feet of the Westerly margin of 24th Avenue, North, said point of being the Southwest corner of the property conveyed to Charlie Earl Sharp and wife, Martha Ann Sharp, by deed from Raymond Chester Bailey and wife, of record in Book 1324, page 330, said Register's Office thence, with Sharp's Westerly line, Northwardly 150 feet to the Southerly margin of an alley; thence with said alley, Westwardly 50 feet; thence Southwardly 150 feet to the Northerly margin of Seifried Street, thence, with said street Eastwardly 50 feet to the beginning.

Being the same property conveyed to Linda Boyd, a single person, from Ernest James Arnell, a single person, by Warranty Deed dated October 30, 2006, of record in Instrument No. 20061107-0138706, said Register's Office. By quitclaim deed dated 1/10/08 of record in Instrument No. 200801110003696, said Register's Office, Linda Boyd conveyed the subject property to Parthenia McHaney for life, remainder to Linda Boyd.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2404 Seifried Street, Nashville, TN 37208.

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 in 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 day of January, 2017.

Linda Boyd

Parthenia McHaney, by Linda Boyd, as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Linda Boyd, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2017.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: DEC 27 2017

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Linda Boyd to me known to be the person who executed the foregoing instrument in behalf of **Parthenia McHaney as her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **Parthenia McHaney.**

Witness my hand, at office, this 11th day of January, 2017.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: DEC 27 2017

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY