THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

23169-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Anthony P. Snyder 4603 Dakota Avenue Nashville, TN 37209	New Owner	09415000500

BILL GARRETT, Davidson County
Trans:T20170005209 DEEDWARR
Recvd: 01/19/17 10:06 3 pgs
Fees:18.00 Taxes:656.75
20170119-0005862

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SATELLITES UNLIMITED, INC., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Anthony P. Snyder, a married person** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Spence Circle, as of record in Book 1424, Page 62, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 5 fronts 75 feet on the East side of Spence Lane and extends back 170 feet on each side.

INCLUDED in the above described property but specifically EXCLUDED therefrom is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Order of record in Book 6-B, Page 1105, Sixth Circuit Court of Davidson County, Tennessee, described as follows:

A strip of land in the Fifteenth Councilmanic District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Spence Circle, as of record in Book 1424, Page 62, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 75 feet on the present easterly side of Spence Lane and runs back 10 feet between parallel lines to the new relocated easterly side of Spence Lane on which it measures 75 feet thereon and containing 750 square feet.

BEING the same property conveyed to Satellites Unlimited, Inc., a Tennessee corporation, by Warranty Deed dated May 24, 2011, from James F. Scalf, III, unmarried, of record in Instrument No. 20110525-0039961, Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that is 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 set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of January, 2017.

SATELLITES UNLIMITED, INC.,
a Tennessee corporation

By: _____
Name: Charles Stubblefield
Its: President/Owner/CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Stubblefield with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President/Owner/CEO of Satellites Unlimited, Inc., a Tennessee corporation, the within-named bargainor, and that he as such President/Owner/CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President/Owner/CEO.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11th day of January, 2017.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $177,500.00.

_____
Affiant

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

_____
Notary Public
My Commission Expires: 1-6-8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 09415000500.

3. All Matters as shown on the Plan of record in Plat Book 1424, Page 62, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record in Book 1631, Page 182, said Register's Office.

5. Easement Deed by Court Order in Settlement of Landowner Action, of record in Instrument No. 20140114-0003778, said Register's Office; Affidavit of record in Instrument 20140416-0031703, said Register's Office.