Davidson County DEEDWARR Recvd: 02/09/17 12:10 3 pgs Fees:18.00 Taxes:358.90 **20170209-0013737**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $97,000.00 Affiant Subscribed and sworn to before me, this 8th day of February, 2017. Notary Public My commission expires: DEC 2 7 2017

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

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4751 Trousdale Dr. 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**	**Same as New Owner**	**08107004500**
5407 Woodbury CV		
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,

Charles Larry Beard and Robert Lee Beard, joint tenants with right of survivorship

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

David Snodgrass and wife, 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 Davidson County, Tennessee, being the Northerly 6 feet of the Easterly 106 feet of Lot No. 38 and the Southerly 42 feet of the Easterly 106 feet of Lot No. 37 on the Owens Plan of Buena Vista, of record in Book 57, page 26 and 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edith B. Stuart by Deed In Lieu of Foreclosure executed by Mary J. Williams dated October 3, 2006, of record in Instrument No. 20061003-0122615, as re-recorded in Instrument No. 20061004-0123181, Register's Office of Davidson County, Tennessee. Edith B. Stuart died testate on 1/10/15 and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, No. 15P-517, devised the subject property to Charles Larry Beard and Robert Lee Beard; reference made to Affidavit of Inheritance dated August 4, 2016, of record in Instrument No. 20160804-0080969, said Register's Office. Charles Larry Beard and Robert Lee Beard, by quitclaim deed dated 8/4/16 of record in Instrument No. 201608040080970, said Register's Office, conveyed their interests in subject property to Darrmita Henry, Trustee, to make a re-conveyance to Charles Larry Beard and Robert Lee Beard, joint tenants with rights of survivorship.

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.

All matters as shown on the plat of record in Plat Book 57, page 26-27, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

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 2103 14th Avenue North, 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 8th day of February, 2017.

Charles L. Beard
Charles Larry Beard

Robert L Beard
Robert Lee Beard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Charles Larry Beard and Robert Lee Beard, 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 8th day of February, 2017.

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

Notary Public

My Commission Expires: DEC 2 7 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