This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL 14813011800

Davidson County DEEDWARR
Recvd: 03/03/17 10:28 3 pgs
Fees:18.00 Taxes:600.51
20170303-0021216

NAME & ADDRESS OF NEW OWNER:
Benjamin Shane Snyder
5002 Crosby Lane
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JEFFREY S. STEWART AND CATHRINE I. STEWART, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **BENJAMIN SHANE SNYDER, AN UNMARRIED MAN,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 50 on the Map of Fairlane Park, of record in Plat Book 2331, page 108, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffrey S. Stewart, unmarried, by Warranty Deed from Ken Nishimura, married, dated May 10, 2005, appearing of record in Instrument No. 20050531-0060691, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 2331, page 108, Register's Office for Davidson County, Tennessee.

This is improved property known as 5002 Crosby Lane, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties..

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28th day of February, 2017.

Jeffrey S. Stewart

Cathrine I. Stewart

STATE OF TEXAS

COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeffrey S. Stewart and Cathrine I. Stewart, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28 day of February, 2017.

My Commission Expires: 6/5/19

NOTARY PUBLIC

JULIE PICKETT
Notary Public, State of Texas
My Commission Expires
JUNE 5, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of February, 2017.

My Commission Expires: 6/5/19

NOTARY PUBLIC

JULIE PICKETT
Notary Public, State of Texas
My Commission Expires
JUNE 5, 2019

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I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.