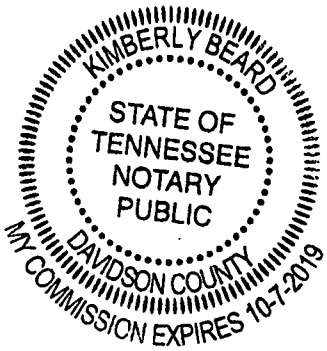
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Downdraft Investments, LLC	Downdraft Investments, LLC	105 10 0 220.00
(NAME)	(NAME)	
1130 North Lamar Blvd.	1130 North Lamar Blvd.	
(ADDRESS)	(ADDRESS)	
Oxford, MS 38655	Oxford, MS 38655	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, , **Melanie Snow Decker, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Downdraft Investments, LLC, a Mississippi limited liability company,** 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 Lot No. 15 on the Plat of C.S. Caldwell's 2nd Roycroft Subdivision of record in Book 421, page 176, Register's Office for Davidson County, Tennessee, and more particularly described according to the unrecorded survey by G. Barry Greer, July 12, 1972, as follows:

Beginning at an iron pin 56.43 feet in a southerly direction from the intersection of the sidewalk on Roycroft Place and 8th Avenue South; thence South 86 degrees 29 minutes East 152.40 feet to an iron pin; thence along the westerly margin of an alley South 4 degrees 30 minutes West 50 feet to a railroad spike; thence North 86 degrees 29 minutes West 149.77 feet to a stone pillar; thence North 1 degree 29 minutes East 50 feet along the back of the sideway to the point of beginning.

Being the same property conveyed to Robert Allen Snow, Jr., Donna Snow and Melanie A. Snow, as joint tenants with the right of survivorship existing in each, by Warranty Deed from Katherine L. Colson and husband, William M. Colson, dated September 23, 1987, of record in Book 7364, page 979, Register's Office for Davidson County, Tennessee. The said Donna Snow died on or about December 21, 1991. Melanie A. Snow Decker conveyed her interest in said property to Gage Hampton Snow, by Quitclaim Deed dated June 14, 1994, of record in Book 9415, page 51, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Robert Snow by Quitclaim Deed from Gage Hampton Snow, dated September 19, 2014, of record in Instrument No. 20140919-0086129, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Melanie Snow Decker by Warranty Deed from Robert Snow, dated August 14, 2015, of record in Instrument No. 20150904-0090301, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170023604 DEEDWARR
Recvd: 03/20/17 15:21 2 pgs
Fees:13.00 Taxes:1517.00
20170320-0027108

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 421, page 176; Restrictions of record in Book 492, page 527; All of record in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2002 8th Avenue South, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 this 15th day of March, 2017.

Melanie Snow Decker

Melanie Snow Decker

State of Mississippi

County of Monroe

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Melanie Snow Decker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at West Point, Mississippi, this 15th day of March, 2017.

Debbie Pittman

Notary Public
My Commission Expires: June 25th, 2019

File No.: 24788

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 112858
DEBBIE PITTMAN
Commission Expires
June 25, 2019
MONROE COUNTY