Davidson County DEEDWARR Recvd: 06/07/17 16:15 3 pgs Fees:18.00 Taxes:308.95 **20170607-0057288**	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $83,500.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2017. Notary Public My commission expires: 7/2/18
(Notary Stamp)	

MARTHA BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Snyder and Joseph Snyder	John Snyder and Joseph Snyder	043-12-0-037.00
141 Eagan Circle	141 Eagan Circle	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mule Train Farms, a Tennessee General Partnership composed of Ernest Harper and Lonnie Harper

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Snyder and Joseph Snyder, tenants in common

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 34 and the Northerly 20 feet of Lot No. 35 of Block "B" on the Plan of Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the Westerly part of Lot No. 9 of Anderson Estates, of record in Plat Book 1424, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 and part of Lot No. 35 adjoin and front together 70 feet on the Westerly side of Eagan Circle and run back 143.3 feet on the Northerly line and 152.1 feet, more or less, on the Southerly line to a dead line measuring 70.39 feet, more or less, thereon.

BEING a portion of the same property conveyed to Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper by Quitclaim deed from Lonnie Ray Harper of record in Instrument No. 20120515-0042042 Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on May 15, 2012.

This is X improved ☐ unimproved property known as **141 Eagan Circle, ~~Nashville~~ Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of June, 2017.

Ernest Harper

Lonnie Harper

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Michelle A. Watts, a Notary Public for the State and County aforesaid, Ernest Harper and Lonnie Harper, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Mule Train Farms, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and official seal this 6th day of June, 2017.

Notary Public
My Commission Expires: 8.21.17

MICHELLE A WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 617087

True Copy Certification

I, MARTHA BROWN, 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, GregoryDVadner, a notary public for this county and state, Martha Brown | 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: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY