BILL GARRETT, Davidson County
Trans:T20170072515 DEEDWARR
Recvd: 08/22/17 08:47 2 pgs
Fees:13.00 Taxes:1035.63
20170822-0085869

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17389

Send Tax Bills To:
new owners

New Owner is:
Alex Snyder
3945 Lakeridge Run
Nashville, TN 37214

MAP: 109-01-0A

PARCEL: 037.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jeremy Kent Williams and wife, Casey Williams**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Alex Snyder and wife, Ashlinn Snyder**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3945 Lakeridge Run, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Phase Two, Lakeridge, of record in Plat Book 9700, Page 114, 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 Jeremy Kent Williams and Casey Williams, husband and wife, by Quitclaim Deed from Jeremy Kent Williams, dated 9/11/13 and recorded 9/18/13 in Instrument Number 20130918-0098372; and the same property previously conveyed to Jeremy Kent Williams, unmarried, by Warranty Deed from Michael B. Phillips and wife, Amanda L. Phillips dated 12/30/11 and recorded 1/4/12 in Instrument Number 20120104-0000920, Register's Office for Davidson County, Tennessee.

JKW

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this .

GRANTOR(S):

JEREMY KENT WILLIAMS

CASEY WILLIAMS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jeremy Kent Williams and Casey Williams** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17 day of August, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$279,900.00**.

AFFIANT

SWORN TO and subscribed before me this 17th day of AUGUST, 2017.

NOTARY PUBLIC
My commission expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020