WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170074371 DEEDWARR
Recvd: 08/25/17 13:36 3 pgs
Fees: 18.00 Taxes: 555.00
20170825-0087631

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00.

Affiant

Subscribed and sworn to me on August 24, 2017.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY/
RECORD & RETURN TO:
ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30821

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William F. Snyder 2308 White Avenue Nashville, TN 37204	NEW OWNER	119-14-0-295.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Randall Durham, married**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **William F. Snyder**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 1/2 on the Revised Plan of Part of Sunrise Heights, of record in Plat Book 974, Page 3, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 1/2 fronts 50 feet on the northerly side of Sunrise Avenue and runs back between parallel lines, with the westerly margin of Stewart Street, 160 feet to an alley.

Being the same property conveyed to Paul F. Durham and wife, Nadene H. Durham by Installment Deed from James Allen Irwin, Sr. and wife, Betty Jane Irwin of record in Book 9524, Page 582, Register's Office for Davidson County, Tennessee, dated November 18, 1994 and recorded on November 18, 1994. The said Paul F. Durham having since died leaving Nadene H. Durham as surviving tenant by the entirety.

Being the same property conveyed to Randall Durham by Warranty Deed from Nadene H. Durham, a widow, of record in Instrument No. 20060508-0053317, Register's Office for Davidson County, Tennessee, dated April 26, 2006 and recorded on May 8, 2006.

The subject property is commercial property and has never been the principal residence of Grantor or his spouse.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County property taxes which have been paid prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.

2. All matters shown on the Plan of record in Plat Book 974, Page 3, Register's Office for Davidson County, Tennessee.
3. Easements or claims of easements not shown by the Public Records.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 300 Sunrise Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant 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, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 24th day of August, 2017.

Randall Durham

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Randall Durham, married to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 24, 2017.

NOTARY PUBLIC

My Commission Expires: 7.2.18

