Bill Garrett Davidson County
Batch# 8551 **DEEDWARR**
10/04/2017 03:05:42 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20171004-0101947

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177048

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2017.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wahidi Construction, LLC 713 Woodmere Drive Nashville, TN 37217	New Owners	71-12-179.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Van O. Sneed III** ,a married man and Hellen Sneed, his wife hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wahidi Construction LLC a Tennessee 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:

Being two parcels of land situated in Davidson County, Tennessee, and further described as follows, to-wit:
Parcel No. 1:

Being part of Lot No. 78 and the southerly 10 feet of Lot No. 77 on the Plan of Victory Heights, as of record in Book 1130, page 97, Register's Office for said County, described together as follows:

Beginning at the northwest corner of Lot No. 79 on the Plan of Victory Heights; thence southerly along the west line of said lot, being the boundary line between Lots 78 and 79, 125.6 feet to a point on Oneida. Avenue; thence westerly 10 feet to another point on Oneida Avenue; thence northerly to the point of beginning.
Parcel No. 2:
Being part of Lot No. 79 on the Plan of Victory Heights, as of record in Book 1130, page 97, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, September 9, 1947, as follows:

Beginning on the northerly margin of Oneida Avenue, at the corner of Lots Nos. 78 and 79; thence with the easterly line of Lots Nos. 78 and 77, northwardly 125.6 feet to the southwest corner of Lot No. 74; thence with the southerly line of Lots Nos.74 and 73, eastwardly 80.5 feet, more or less, to the northwest corner of the property conveyed to Calvin C. Warren and wife, by deed from General Homes, Inc. of record in Book 1553, page 625, said Register's Office; thence with the westerly line of said Warren property, southwardly 136.5 feet, more or less, to the northerly margin of Oneida Avenue, the corner of Lots Nos. 79 and 80; thence with said Avenue, westwardly 59.8 feet, more or less, to the beginning.

INCLUDED in the above described Parcel No. 2, but expressly EXCLUDED therefrom, is the property conveyed to John L. W. Clark and wife, by deed of record in Book 4095, page 814, said Register's Office, described as follows:

Being part of Lot No. 79 on the Map of Victory Heights, of record in Book 1130, page 97, Register's Office for said County, and described according to a survey, dated July 15, 1966, made by James A. Hamilton, Jr., Surveyor, as follows:

Beginning in the northerly margin of Oneida Avenue at the common front corner of Lots Nos. 79 and 80, being the southwesterly corner of the property conveyed to John L. W, Clark and wife by deed from Calvin C. Warren and wife, of record in Book 1637, page 265, said Register's Office, said beginning point being also the southeasterly corner of the property conveyed to J. E. Taymon and wife by deed from James W. Burris and wife, of record in Book 2884, page 195, said Register's Office; thence northwardly, along the line between Clark and Taymon, 136.5 feet, more or less, to a point 18.5 feet, more or less, west of the common rear corner of Lots Nos. 79 and 80, in the southerly line of Lot No. 73; thence southwardly 136 feet, more or less, to a point 6 feet west of the common front corner of Lots Nos. 79 and 80, in the northerly margin of Oneida Avenue; thence, along the same, eastwardly 6 feet to the beginning, forming a triangle.

Both parcels being the same property conveyed to Van O. Sneed III, unmarried by Installment Deed from J.E. Taymon and wife, Lena Taymon, dated April 25, 1969, recorded May 1, 1969, of record in Book 4329, page 691, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 709 Oneida Avenue, Nashville, TN 37207
Helen Sneed joins this conveyance for the express purpose of relinquishing all right, title and interest to said property, marital or otherwise.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 29th day of September, 2017.

✓ Van O. Sneed III
Van O. Sneed III

✓ Helen M Sneed
Helen Sneed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Van O. Sneed III and Helen Sneed,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2017.



Notary Public
My Commission expires: 4-28-19