WARRANTY DEED

Bill Garrett Davidson County
Batch# 9275 **DEEDWARR**
10/06/2017 11:18:51 AM 2 pgs
Fees: $13.00 Taxes: $540.20

20171006-0102862

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

John J Snyder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joseph D. Snyder and John J. Snyder	John J. Snyder	43 - 9 - 328
(NAME)	(NAME)	
5002 E. Robertson Road	5002 East Robertson Rd	
(ADDRESS)	(ADDRESS)	
Cross Plains, TN 37049	CROSS PLAINS TN 37049	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172474

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, I/we, Colby Armstrong, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Joseph D. Snyder and John J. Snyder, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the West parts of Lots Nos. 9 and 10 of Block "K" on the plan of Woodlawn Estates, of record in Plat book 843, page 82, Register's Office for Davidson County, Tennessee.

Said parts of lots Nos. 9 and 10 of Block "K" adjoin and front together 56 feet on the East side of Bixler Avenue and extend back between parallel lines 200 feet to a line in the rear.

BEING the same property conveyed to Colby Armstrong by Warranty Deed from AHN Develop Nashville, LLC dated January 31, 2017 and filed of record in Instrument 20170202-0011233, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 404 Bixler Avenue, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of October, 2017

Colby Armstrong

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Colby Armstrong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of October, 2017.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020