Bill Garrett Davidson County
Batch# 32549 **DEEDWARR**
12/04/2017 09:17:03 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20171204-0123155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Elaine L. Williamson
Affiant

Subscribed and sworn to before me, this 1ST DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Snyder Enterprises, Inc.	Danny Synder Enterprises, Inc. (NAME)	
405 Two Mile Pike, Unit 4 (ADDRESS)	405 Two Mile Pike, Unit 4, Suite D (ADDRESS)	026-05-0A-004.00-CO
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John H. Lowe and wife, Nancy W. Lowe, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Danny Snyder Enterprises, Inc., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4 OF COLONIAL SQUARE CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING COLONIAL SQUARE CONDOMINIUMS OF RECORD IN INSTRUMENT NUMBER 20120215-0013135, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT B TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOHN H. LOWE AND WIFE, NANCY W. LOWE BY WARRANTY DEED FROM D. RONALD INGRAM AND WIFE, POLLY ANNE INGRAM OF RECORD IN INSTRUMENT NO. 20000420-0039581 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 19, 2000 AND RECORDED ON APRIL 20, 2000 AND CORRECTED IN INSTRUMENT NO. 2012C

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 405 Two Mile Pike, Unit 4, Suite D, Goodlettsville, TN 37072
(House Number) (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 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. 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.

Witness my/our hand(s) this 1st day of December, 2017.

WARRANTY DEED
(Continued)

John H. Lowe

Nancy W. Lowe

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Lowe and wife, Nancy W. Lowe, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2017.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072