Bill Garrett Davidson County
Batch# 36207 DEEDWARR
12/12/2017 09:39:35 AM 2 pgs
Fees: $13.00 Taxes: $588.30
20171212-0126429

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of December, 2017, by and between Jared Snyder and Anna Snyder, a married couple, party of the first part, and Brian J. Foley and Julie Foley, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT NO. 117-B ZONE LOT DIVISION, LOTS NOS. 43, 116 AND 117, EAST LAKE SUBDIVISION, SECTION FOUR OF RECORD IN PLAT BOOK 6250, PAGE 109, AMENDING PLAT BOOK 5800, PAGE 245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR INFORMATION PURPOSES ONLY: 3269 Lakeford Drive, Nashville, TN

Being all or part of the same property conveyed to Jared Snyder and Anna Snyder by virtue of that certain CASH Deed dated August 14, 2013, and being of record at Instrument No. 20130815-0085973 in the Register's Office of Davidson County, Tennessee.

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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable, subject to Restrictions of record including and not limited to Book 5761, Page 355, Book 6250, Page 109, and Book 6152, Page 427; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jared Snyder

Anna Snyder

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jared Snyder and Anna Snyder, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2017.

Notary Public

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: _____

Property Owner & Address:	Brian J Foley 4138 Andrew Jackson Pkwy. Hermitage, TN 37076
Tax Parcel No	10811000500
Property Address:	3269 Lakeford Dr. Nashville, TN 37214
MAIL TAX BILLS TO:	Brian J. Foley 4138 Andrew Jackson Pkwy. Hermitage, TN 37076

STATE OF Tennessee
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $159,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT Kelly Foley

SUBSCRIBED AND SWORN TO before me this 8th day of December, 2017.

Notary Public Kellie L Parsons

My Commission Expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019