THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114024

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $125,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2017.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 38777 DEEDWARR
12/18/2017 12:46:34 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20171218-0128646

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric R. Snyder and Mary Lynn Snyder 605 Harpeth Knoll Rd Nashville, TN 37221	New Owner	Tax Parcel ID No. 142-06-0A-228.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Paul Caine and Mary Montague Caine, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Eric R. Snyder and Mary Lynn Snyder, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building 36, Unit No. 228 , together with Garage designated as No. 1, on the Horizontal Property Regime for "Peppertree", Creekside Meadows Condominiums, as recorded in the Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973 and as shown on plat of record in Plat Book 4675, pages 128 , 129 and 130, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LARRY PAUL CAINE and MARY MONTAGUE CAINE, husband and wife, by deed from STEPHEN M. HALE, of record in Instrument No. 20161013-0108234, dated October 12, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises
Rights and claims of parties in possession.

Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

Liens, encumbrances, or claims thereof, which are not shown by the public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 142-06-0A-228.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4675, pages 128-130, said Register's Office.

Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354, Book 7610, page 973, By-Laws amended in Book 6237, page 644 and Book 6535, page 724, said Register's Office.

Fence Agreement of record in Book 5519, page 80, said Register's Office.

Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20140902-0079894, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040603-0065549, said Register's Office.

This is improved property located at 810 Bellevue Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of December, 2017.

Larry Paul Caine

Mary Montague Caine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Paul Caine and Mary Montague Caine, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2017.

Notary Public

My Commission Expires:

