WARRANTY DEED

Bill Garrett Davidson County
Batch# 45874 DEEDWARR
01/09/2018 10:39:11 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20180109-0002791

O-SRN-17-1434

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-26-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/26/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey B. Snipes	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**072-04-0-053.00**
1434 Shelton Ave	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN JAYNE RACHAEL S. BUTLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY B. SNIPES AND SPOUSE, SHAWN FREDERICK SNIPES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Block E, Inglewood Golf Club Subdivision, as shown by plat of record in Plat Book 843, Page 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachael S. Butler by Warranty deed from Helen Marley Fields Slutz and Matthew James Slutz, wife and husband of record in Instrument No. 20121019-0095963 Register's Office for Davidson County, Tennessee, dated October 17, 2012 and recorded on October 19, 2012.

This conveyance is subject to:
- Taxes for the year 2018, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 65, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 918, Page 759, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1434 Shelton Ave, Nashville, Tennessee 37216**.

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), their 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, 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 GRANTEE(S), 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 the 5th DAY OF JANUARY, 2018.

John Jayne

Rachael S. Butler

STATE OF IDAHO
COUNTY OF ADA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN JAYNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~5th~~ 3RD of January, 2018.

Notary Public
My Commission Expires: My Commission Expires August 7, 2023
(SEAL)

KATHLEEN J MCINALLY
Notary Public
State of Idaho

STATE OF IDAHO
COUNTY OF ADA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHAEL S. BUTLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~5th~~ 3RD of January, 2018.

Notary Public
My Commission Expires: My Commission Expires August 7, 2023
(SEAL)

KATHLEEN J MCINALLY
Notary Public
State of Idaho

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212