LL# R82-8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 52057 DEEDWARR
01/29/2018 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20180129-0008640

Y-BR-18-2416

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 2.22.2021
(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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)
Jared Timothy Snyder and Anna Midgett Snyder	**Wilson Bank & Trust**	
(NAME)	(NAME)	
2416 Ravine Drive	**1436 West Main Street**	**135-16-A-23.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Lebanon, TN 37087**	
(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, **ALICE C. STUTTS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARED TIMOTHY SNYDER AND ANNA MIDGETT SNYDER, HUSBAND AND WIFE,** 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. 39 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to T. Wayne Stutts and wife, Alice C. Stutts, by Warranty Deed from Thor Moestue and wife, Michelle Moestue, recorded March 29, 1996 in Book 9996, Page 357, Register's Office for Davidson County, Tennessee. T. Wayne Stutts a/k/a Thomas Wayne Stutts died on August 3, 2016 leaving Alice C. Stutts as the surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, Book 5465, Page 561 and Book 5588, Page 429, Register's Office for Davidson County, Tennessee.
- By Laws of record in Instrument Nos. 20150914-0093006 and 20160516-0048519, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 5576, Page 419, Register's Office for Davidson County, Tennessee.
- Easement for Power Line to TVA of record in Book 437, Page 14, Register's Office for Davidson County, Tennessee.
- Easement for Right of Way for Pipeline of record in Book 3955, Page 180 and Book 4588, Page 473, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space and Recreational Area of record in Book 4675, Page 21, 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: **2416 Ravine Drive, Nashville, Tennessee 37217**.

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 26th DAY OF JANUARY, 2018.

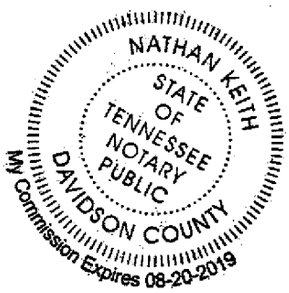
Alice C. Stutts by Anthony Curtis, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY CURTIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALICE C. STUTTS, and who acknowledged he/she/they executed the same as the free act and deed of the said ALICE C. STUTTS.

Witness my hand and official seal, this the 26th of January, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY