WARRANTY DEED

Bill Garrett Davidson County
Batch# 53126 DEEDWARR
01/30/2018 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20180130-0009423

JULIE COOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 18th day of January, 2018

Julie Coome
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David Snodgrass	SAME	092-05-0-143.00
5407 Woodbury Cove		
Paragould, AR 72450-7777		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Investsmart TN LLC**, a Tennessee Limited Liability Company, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Snodgrass andwife, Patti Snodgrass**, their heirs and assigns, hereinafter called the GRANTEES, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, and being Lot No. 8 in W.T. Gaither's Subdivision of the easterly half of Block 31 on the Plan of Midway, as of record in Book 547, Page 87, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of 32nd Avenue North, formerly India Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sylvia Parham from Westwood Communities, Inc., by Warranty Deed on August 16, 2012, of record in Instrument Number 20120824-0076321, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Investmart Tn, LLC, by warranty deed from Sylvia Parham, dated January 18, 2018, recorded in Instrument Number 20180123-0006817 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $439.05 for County and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09205014300, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as: **931 32nd Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 18, 2018.

Investsmart TN LLC, a Tennessee Limited Liability Company,

By Jimmie Adams IV, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jimmie Adams IV, Member**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized member (or other officer authorized to execute the instrument) **Investsmart TN LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.