THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114743** Bill Garrett Davidson County Batch# 63714 DEEDWARR 03/01/2018 08:54:22 AM 2 pgs Fees: $13.00 Taxes: $869.50 20180301-0019065	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 7th day of February, 2018. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 2019

WARRANTY DEED

Address New Owner: SnapShot Development, LLC 1524 RIVERSIDE DR Nashville TN 37206-1440	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-15-0-246.00

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, **Mark Scrivner and Alyce Scrivner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SnapShot Development, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 24 on the Map showing M. P. Estes Re-Subdivision of certain lots in Sharpe & Horn's 6th Addition of record in Book 843, Page 39, Register's Office for Davidson County, Tennessee, and the Southerly 5 feet of Lot No. 25 of said plan and a small part of Lot No. 37 of said plan, which part of Lot No. 25 and part of Lot No. 37 is also shown as part of Lot No. 7 on the Map of Sharpe & Horn's Addition of record in Book 332, Page 118, said Register's Office, described as follows:

Beginning at a point in the Westerly margin of Riverside Drive as now located, 195 feet South of the Southerly margin of Porter Road as measured around a curve on Riverside Drive; thence Westerly, and parallel to the line between lots Nos. 24 and 25, 165 feet to a point in Lot No. 37; thence Southerly and parallel to the Westerly margin of Riverside Drive, 5 feet to a point; thence Easterly 15 feet to the common corner of Lots Nos. 24 and 25 in the Easterly line of Lot No. 37; thence along the common line between Lots 24 and 37, Southerly 44 feet, 3 inches to the common corner of Lots Nos. 23 and 24; thence with the line between said lots Easterly 150 feet to the Westerly margin of Riverside Drive; thence with the margin of the same Northerly 55 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Jacquelyn Byers, a single person to Mark Scrivner and Alyce Scrivner, husband and wife as recorded on the 12th day of September, 2017 in Instrument No. 20170912-0093199; Quitclaim Deed from Cornelia T. Byers as to Life Estate and William N. Byers to Jacquelyn Byers as recorded on the 17th day of May, 1999 in Deed Book 11481, Page 76; Quitclaim Deed from Cornelia T. Byers as to Life Estate and William N. Byers to Cornelia T. Byers as to Life Estate and Jacquelyn Byers and William N. Byers as recorded on the 11th day of January, 1999 in Deed Book 11290, Page 909, re-recorded in Deed Book 11350, Page 655 and Warranty Deed from Hassie P. Tramel, a single person to Jacquelyn Byers, a single person as recorded on the 1st day of February, 1993 in Deed Book 8853, Page 146, in the Register's Office of Davidson County, Tennessee.

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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 843, Page(s) 39 and Plat Book 332, Page 118.

This is improved property located at 1524 RIVERSIDE DR Nashville TN 37206-1440

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 7th day of February, 2018.

Mark Scrivner

Alyce Scrivner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Scrivner and Alyce Scrivner, 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 7th day of February, 2018.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019