This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018010014

Bill Garrett Davidson County
Batch# 63936 DEEDWARR
03/01/2018 10:29:34 AM 2 pgs
Fees: $13.00 Taxes: $654.90
20180301-0019187

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $177,000.00

Sworn to and subscribed before me this 28th day of February, 2018.

Shelley N Snyder
Affiant

Notary Public
Commission expires:_____

Address of New Owner:
Shelley N. Snyder
439 Westfield Drive
Nashville, TN 37221

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
128-130A-439.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Phipps as Administrator of the Estate of Patricia Rice Phipps and James Phipps as sole heir at law of the Estate of Patricia Rice Phipps** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shelley N. Snyder, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 439 together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly The Hamlet Condominiums), a Horizontal Property Regime established by a Master Deed and By-Laws, of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet, of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Rice Phipps by Warranty Deed from Paul E. Everitt of record in Book 11055, Page 82, Register's Office for Davidson County, Tennessee, dated August 03, 1998 and recorded on August 06, 1998. The said Patricia Rice Phipps having since died intestate on July 3, 2016. James Phipps acting as Administrator having been appointed by Letters of Administration dated April 27, 2017 in Docket #17P633 Circuit Court of Davidson County, Tennessee (Probate Division). James Phipps being the sole heir at law of Patricia Rice Phipps as evidenced by the certain Affidavit of Heirship recorded in Instrument No. 20180301-0019186, Register's Office of Davidson County Tennessee.

This is improved property known as **439 Westfield Drive, Nashville, TN 37221.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 28th day of February, 2018.

Estate of Patricia Rice Phipps

BY: _____
James Phipps, Administrator

_____
James Phipps, sole heir at law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared James Phipps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Administrator of the Estate of Patricia Rice Phipps, the within named bargainor, and that as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 28th day of February, 2018.

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, James Phipps, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

_____
Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019