WARRANTY DEED

Bill Garrett Davidson County
Batch# 70825 DEEDWARR
03/19/2018 01:58:45 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00

20180319-0025764

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVS Invest, LLC	DAVS Invest, LLC	120-01-0-129.00
(NAME)	(NAME)	
217 4th Ave North	217 4th Ave North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Chris Snoddy, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVS Invest, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING located in the 13th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the Thompson Place and U.S. Highway 70S 41 (State Route 1, Murfreesboro Pike) intersection and being all of the Chris Snoddy Property as recorded in Instrument #20101004-0078835 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new 1" brass disk monument in the northerly right-of-way of U.S. Highway 70S 41 (State Route 1, Murfreesboro Pike), said monument also being the southwesterly corner common to the Ibrahim Farah and Fadumo Adan Property as recorded in Instrument #20150803-0076094 in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of U.S. Highway 70S 41 (State Route 1, Murfreesboro Pike) and continuing along with the south and easterly lines of the Ibrahim Farah and Fadumo Adan Property the following two calls: N 57°34'03" E a distance of 200.00' to an existing railroad spike monument;

Thence N 47°06'57" W a distance of 50.00' to a new iron pin monument, said monument being the southeasterly corner common to the City of Nashville Electric Power Board Property as recorded in Deed Book 1714, Page 30 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Ibrahim Farah and Fadumo Adan Property and continuing along with the southerly line of the City of Nashville Electric Power Board Property and Lot 1 of the Lavista Villa Apartments as recorded in Plat Book 4060, Page 29 in the Register's Office of Davidson County, Tennessee the following two calls: N 57°49'18" E a distance of 130.94' to a point;

Thence N 60°01'08" E a distance of 59.00' to a new 1" brass disk monument, said monument being the

northwesterly corner of the CJMK Properties, LLC Property as recorded in Instrument #20161219-0132538 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 1 of the Lavista Villa Apartments and continuing along with the north and westerly lines of the CJMK Properties, LLC Property, the following three calls: S 59°13'43" E a distance of 11.29' to a point;

Thence S 46°48'57" E a distance of 139.47' to a new iron pin monument;
Thence S 57°34'03" W a distance of 393.19' to a new 1" brass disk monument, said monument being the northerly right-of-way of U.S. Highway 70S 41 (State Route 1, Murfreesboro Pike);

Thence leaving said CJMK Properties, LLC Property and continuing along with the N 45°48'19" W a distance of 102.70' northerly right-of-way of U.S. Highway 70S 41 (State Route 1, Murfreesboro Pike) to a new 1" brass disk monument, which is the point of beginning, having an area of 48,287 square feet, 1.11 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated December 30, 2017.

Being the same property conveyed to Jack Mansfield and wife, Roberta C. Mansfield, and Raymond T. Snoddy and wife, Mrs. Farris D. Snoddy, by Warranty Deed from F. Compton Wallace and wife, Martha R. Wallace, dated August 20, 1959, of record in Book 2956, page 281, Register's Office for Davidson County, Tennessee. Jack Mansfield and wife, Robert C. Mansfield, conveyed their one-half interest in said property to Raymond T. Snoddy and wife, Mrs. Farris D. Snoddy, by Warranty Deed, dated February 5, 1960, of record in Book 3028, page 405, Register's Office for Davidson County, Tennessee. Raymond T. Snoddy died on September 22, 1989, whereupon Mrs. Farris D. Snoddy became the sole owner of said property as the surviving tenant. Also being the same property conveyed to Farris D. Snoddy Trustee of the Farris D. Snoddy Revocable Trust Agreement dated June 24, 1994, by Quitclaim Deed from Farris D. Snoddy, dated June 24, 1994, of record in Book 9388, page 653, Register's Office for Davidson County, Tennessee. Farris D. Snoddy is now deceased. AND being the same property conveyed to Chris Snoddy, an unmarried man, by Quitclaim Deed from R. Christopher Snoddy, as Successor Trustee of the Farris D. Snoddy Revocable Trust Agreement, dated September 16, 2010, of record in Instrument No. 20101004-0078835, Register's Office for Davidson County, Tennessee.

Property Address: 1132 Murfreesboro Pike, Nashville, TN 37217

unimproved ☐

This is improved ☑ property, known as 1132 Murfreesboro Pike, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; easement for sanitary sewer/ storm drainage of record in Book 4147, page 345; right of tenants, as tenants only, under recorded or unrecorded leases; all matters shown on survey prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487 dated December 30, 2017; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of March, 2018.

Chris Snoddy

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Chris Snoddy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of March, 2018.

Notary Public
My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

File No.: 27082