Bill Garrett Davidson County
Batch# 74904 DEEDWARR
03/29/2018 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20180329-0029595

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $324,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2018.

Notary Public

My commission expires: 8/11/20

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Garrett M. Miller **Rebekah Miller**	New Owner	**08107004500**
2103 14th Avenue North		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

David Snodgrass and wife, Patti Snodgrass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garrett M. Miller and Rebekah Miller, husband and wife

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:

Land in Davidson County, Tennessee, being the Northerly 6 feet of the Easterly 106 feet of Lot No. 38 and the southerly 42 feet of the Easterly 106 feet of Lot No. 37 on the Owens Plan of Buena Vista, of record in Book 57, page 26 and 27, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 48 feet on the westerly side of 14th Avenue North and extends back between parallel lines 106 feet to an alley (erroneously omitted in prior deed).

Being the same property conveyed to David Snodgrass and wife, Patti Snodgrass, by Warranty Deed from Charles Larry Beard and Robert Lee Beard, joint tenants with right of survivorship, dated February 8, 2017, of record in Instrument No. 20170209-0013737, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2103 14th Avenue North, Nashville, TN 37208.

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 in 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/our hand(s) this 27 day of March, 2018.

David Snodgrass

David Snodgrass

Patti Snodgrass

Patti Snodgrass

STATE OF ARKANSAS
COUNTY OF Greene

Personally appeared before me, a Notary Public of said County and State, David Snodgrass and Patti Snodgrass, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of March, 2018.

Vicki Nunn

Notary Public

My Commission Expires: 4-4-2021

VICKI NUNN NOTARY PUBLIC My Comm. Expires April 4, 2021 #12381575 GREENE COUNTY, ARK.

True Copy Certification

I, ___Amy Tidwell____, 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 ____Williamson_____

Personally appeared before me, ___Julie Dyess_____[Name of Notary], a notary public for this county and state, __Amy Tidwell_____[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/11/20

{Notary' Seal}

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020