# WARRANTY DEED

Bill Garrett Davidson County
Batch# 82085 DEEDWARR
04/18/2018 09:11:34 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20180418-0036360

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 5/25/18
(AFFIX SEAL)

BARBARA FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Corie Whitney Korin | Guaranteed Rate, Inc. | 43 - 9 - 328 |
| (NAME) | (NAME) | |
| 404 Bixler Avenue | 3940 N Ravenswood | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Chicago, IL 60613 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20180843 |

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/we, Joseph D. Snyder and John J. Snyder, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Corie Whitney Korin, unmarried, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the West parts of Lots Nos. 9 and 10 of Block "K" on the plan of Woodlawn Estates, of record in Plat book 843, page 82, Register's Office for Davidson County, Tennessee.

Said parts of lots Nos. 9 and 10 of Block "K" adjoin and front together 56 feet on the East side of Bixler Avenue and extend back between parallel lines 200 feet to a line in the rear.

BEING the same property conveyed to Joseph D. Snyder and John J. Snyder by Warranty Deed from Colby Armstrong, dated October 4, 2017, and filed of record in Instrument 20171006-0102862, Register's Office for Davidson County, Tennessee.

The above described property being conveyed is not the marital residence of any Grantor herein.

Unimproved ☐

This is improved ☒ property, known as 404 Bixler Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of April, 2018

Joseph D. Snyder

John J. Snyder

STATE OF Tennessee )
County OF Robertson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph D. Snyder and John J. Snyder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of April, 2018.

Notary Public
My Commission Expires: 4/19/21

