Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Li R
to:

WARRANTY DEED

Bill Garrett Davidson County
Batch# 82416 **DEEDWARR**
04/18/2018 01:42:40 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180418-0036616

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

June Rowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.13.2021
(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-030342

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William F. Snyder	New Owner	
(NAME)	(NAME)	
2308 White Ave		105-14-0-119.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELAM'S HOUSING RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM F. SNYDER, 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 Lot No. 4, Block 13 on the Plan of Yarbrough's Subdivision of Woodland of record in Plat Book 161, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 50 feet on the Southwesterly side of White Avenue and runs back 165 feet between parallel lines to a 15 foot alley at the rear.

Being the same property conveyed to Ariel M. Elam and wife, Maridean Elam by Warranty Deed from Paul E. Osborn and wife, Patricia Dianne Osborn of record in Book 6511, Page 572, Register's Office for Davidson County, Tennessee, dated March 13, 1985 and recorded on March 15, 1985.

Being a portion of the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Quitclaim Deed from Maridean M. Elam of record in Instrument No.

20100701-0051787 Register's Office for Davidson County, Tennessee, dated July 01, 2010 and recorded on July 01, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2219 White Avenue, Nashville, TN 37204
(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 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/our hand(s) this the 16th day of April, 2018

Elam's Housing Rentals, LLC, a Tennessee limited liability company

BY: Ariel M Elam
Ariel M. Elam
President

STATE OF Tennessee
COUNTY OF Williamson

On this the 16th day of April, 2018, before me personally appeared Ariel M. Elam, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Elam's Housing Rentals, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my ~~hand and official~~ seal, this the 16th day of April, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires