WARRANTY DEED

Bill Garrett Davidson County
Batch# 90029 **DEEDWARR**
05/08/2018 10:40:02 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20180508-0043891

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Christy Jones, Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180081TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sawyer D. Shoates	Sawyer D. Shoates	
(NAME)	(NAME)	
1617 17th Avenue North	1617 17th Avenue North	081-11-0-200.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SN DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAWYER D. SHOATES, AN UNMARRIED MAN**, 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 East 50 feet of Lot No. 387, as shown on the map entitled D.T. McGavock and Others Addition, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SN Developments, LLC, a Tennessee limited liability company by Warranty deed from Sue Winters, Gail Clemons, Benita Clemons Garretson, Angela Clemons Stevenson, Karen Clemons, Judy Lynn Clemons Jones, Herbert Victor Clemons, Bobby Gene Clemons, Jr., Carla Houston-Siew and Billie Alford of record in Instrument No. 20171102-0112483 Register's Office for Davidson County, Tennessee, dated November 01, 2017 and recorded on November 02, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-18-1617

unimproved ☐
This is improved ☒ property, known as 1617 17th Avenue North, Nashville, TN 37208
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

SN Developments, LLC, a Tennessee limited liability company

BY: _____
Graham Nichols
CEO

BY: _____
Michael Slowey
COO

STATE OF TENNESSEE
COUNTY OF Davidson

I, Thomas Vorholt II, the undersigned Notary Public, certify that Graham Nichols, personally appeared before me this day and acknowledged that he is the CEO of SN Developments, LLC, a Tennessee limited liability company and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 3rd day of May, 2018

Commission Expires: 5.4.20

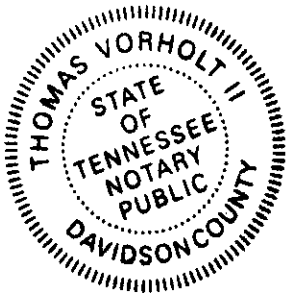
THOMAS VORHOLT II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public

I, Thomas Vorholt II, the undersigned Notary Public, certify that Michael Slowey, personally appeared before me this day and acknowledged that he is the COOof SN Developments, LLC, a Tennessee limited liability company and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 3rd day of May, 2018

Commission Expires: 8.4.20



Notary Public