Bill Garrett Davidson County
Batch# 108746 DEEDWARR
06/25/2018 03:08:30 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20180625-0061161

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1212

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **PMPJ Properties, Inc.** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher R. Snoddy**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Situated in Davidson County, Tennessee, being Lot No. 61 on the Plan of O.B. Hayes Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Villa Place, 50 feet northerly from the line between Lots 61 and 65, being the northwest corner of the Blitch Lot, thence with the easterly margin of said place northwardly 50 feet; thence eastwardly parallel with the south line of said lot 159.39, more or less, to a point halfway between said place and 15th Avenue South, thence southwardly parallel with Villa Place 50 feet to the south line of said Blitch Lot; thence with said line westwardly 159.39 feet, more or less to the beginning.

Being the same property conveyed to PMPJ Properties, Inc. by deed from Bayrock Mortgage Corporation, dated June 4, 2009, of record in Instrument No. 20040611-0069524, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 1712 Villa Place, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 21st day of June, 2018.

**PMPJ Properties, Inc.**

By: Janet Shands, President

By: Pearl G. Sims, Secretary

**State of Tennessee )**
**County of Davidson)**

On this 21st day of June, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Janet Shands, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is President of PMPJ Properties, Inc. and that she is authorized to execute this instrument, and that he has executed this instrument on behalf of PMPJ Properties, Inc as President.

Notary Public

My Commission Expires: 11-3-20

**State of Tennessee )**
**County of Davidson)**

On this 21st day of June, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Pearl G. Sims, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is Secretary of PMPJ Properties, Inc. and that she is authorized to execute this instrument, and that he has executed this instrument on behalf of PMPJ Properties, Inc as Secretary.

Notary Public

My Commission Expires: 11-3-20

**State of Tennessee )**
**County of Davidson)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 540,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of June, 2018.

Notary Public

My Commission Expires: 11/3/2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Christopher R. Snoddy<br>315 Bowwood Drive<br>Nashville, TN 37217 | NEW OWNER | 104-08-0-394.00 |