Bill Garrett Davidson County
Batch# 112602 DEEDWARR
07/05/2018 08:46:56 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180705-0064865

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Melissa Azer
Affiant

Subscribed and sworn to before me, this 8th day of June, 2018.

Stephanie Dome
Notary Public

My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Azer Wfaa	New Owner	163-02-0C-319.00-CO
1382 Rural Hill Rd. Unit 319		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David Gerald Snyder, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Wfaa Azer, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 319, on the plan of Autumn Ridge Town Homes, Phase 2, filed as Exhibit B to and established by, the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to David Gerald Snyder, unmarried by Warranty Deed from Alliance Homebuilding Group, LLC, a Tennessee limited liability company of record in Instrument No. 20110309-0018850 Register's Office for Davidson County, Tennessee, dated March 03, 2011 and recorded on March 09, 2011.

SP 11/2015

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SP-18-1382-319

This is improved property known as **1382 Rural Hill Rd. Unit 319, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of June, 2018.

David Gerald Snyder

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Gerald Snyder, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 8th day of June, 2018.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 18-001123-529

SP 11/2015