Bill Garrett Davidson County
Batch# 113255 DEEDWARR
07/09/2018 08:54:07 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180709-0065758

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2018.

Notary Public

My commission expires:

McKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael T. Williams **Corynne M. Williams**	NEW OWNER	**08114011000**
1531 23rd Avenue North		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

David Snodgrass and wife, Patti Snodgrass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael T. Williams and Corynne M. Williams, husband and wife

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 North 60 feet of the South 110 feet of Lot No. 9, on the Plan of Georgia Industrial Realty Co's North Nashville Property of record in Plat Book 421, page 188, Register's Office for said County and being more particularly described as follows:

Said part of said lot fronts 60 feet on the West side of 23rd Avenue North and runs back between parallel lines 210 feet to a dead line.

Included but specifically excluded from this conveyance is the following described property found in Book 5828, page 691, said Register's Office.

Right-of-Way: Part of a tract of land that fronts 60 feet on the West side of 23rd Avenue North that was conveyed by deed recorded in Book 1732, page 132, R.O.D.C., Tennessee, being described as the East 8.6 feet of that tract and containing 516 square feet.

Being the same property conveyed to David Snodgrass and wife, Patti Snodgrass, by Warranty Deed from Family Venture Partners I, L.P., dated September 11, 2017, of record in Instrument No. 20170914-0094029, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 421, page 188, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1531 23rd Avenue North, Nashville, TN 37208.

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 in 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.

David Snodgrass Date: 7/3/18
David Snodgrass

Patti Snodgrass Date: 7/3/18
Patti Snodgrass

STATE OF AR

COUNTY OF Greene

Personally appeared before me, a Notary Public of said County and State, David Snodgrass and Patti Snodgrass, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of July, 2018.

Becky Murphy-Hatosy
NOTARY PUBLIC

BECKY MURPHY-HATOSY
Notary Public - Arkansas
Greene County
Commission # 12361222
My Commission Expires Jun 19, 2027

My Commission Expires: 6-19-27