File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 113441 DEEDWARR
07/09/2018 01:36:40 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20180709-0066062

W & I Ref: (DM) Title No.: 59835
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey Snyder Anne Clark Snyder 2923 2nd Ave. South Nashville, TN 37215	CapStar Bank 2002 Richard Jones Road, Suite A300 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 11706002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Bradley Whitfield and wife, and Susan B. Whitfield,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Snyder and Anne Clark Snyder, husband and wife,** 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:**

Land in Davidson County, Tennessee, being Lot No. 40 of Block 3 on the Plan of W.V. Davidson's Hillsboro Highlands, Sections 2 & 3 of record in Book 843, page 23, Register's Office for said County.
Said Lot No. 40 of Block 3 fronts 100 feet on the westerly margin of 22nd Avenue South and extends back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to James Bradley Whitfield and wife, Susan B. Whitfield by Warranty Deed from J. Michael Cowan, unmarried man, dated April 11, 2014 and recorded on April 15, 2014 of record in Instrument No. 2014015-0031331, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843, page 23, said Register's Office, which Plan shows a 40 foot minimum building setback line from 22nd Avenue South.

This is improved property, known as 2923 22nd Avenue South, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 6th day of July, 2018.

James Bradley Whitfield

Susan B. Whitfield

State of Tennessee

County of Davidson

On this 6th day of July, 2018, before me the undersigned authority, personally appeared James Bradley Whitfield and Susan B. Whitfield, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Sworn and subscribed before me this 6th day of July, 2018.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018