Bill Garrett Davidson County
Batch# 116509 DEEDWARR
07/16/2018 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.96
20180716-0068531

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810740

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,990.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018. NOTARY PUBLIC My commission expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: Jonathan Luke Snyder 2626 Ennis Road Nashville, TN 37210	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 119 11 0 180.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Nine Thousand Nine Hundred Ninety and 00/100 Dollars ($329,990.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MCKENZIE C MILLER (N/K/A MCKENZIE COY) AND CHASE COY, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JONATHAN LUKE SNYDER, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat of the Re-subdivision of Lot 39, Laurel Acres, of record in Instrument No. 20150112003180, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to McKenzie C. Miller and Chase Coy, wife and husband by deed from Larissa Lentile, unmarried, dated December 21, 2015 and recorded at Instrument No. 201512230129062, Register's Office for Davidson County, Tennessee. McKenzie C. Miller is now known as McKenzie Coy

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of July, 2018.

MCKENZIE C MILLER N/K/A MCKENZIE COY

CHASE COY BY MCKENZIE COY , ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, McKenzie C. Miller N/K/A McKenzie Coy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of July, 2018.

Notary Public
My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, McKenzie Coy, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Chase Coy by Power of Attorney granted on June 22, 2018 and acknowledged that she executed the same as the free act and deed of the said Chase Coy.

WITNESS my hand and seal, this the 13th day of July, 2018.

Notary Public
My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

