THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018164

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of November, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 167711 DEEDWARR
11/28/2018 10:34:41 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20181128-0115947

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alice Myers and Paul Myers 1727 3rd Avenue North B Nashville TN 37208	New Owner	Tax Parcel ID No. 082-05-0J-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynette S Snyder, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alice Myers and Paul Myers, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

D.

Land in Davidson County, Tennessee, being Unit B as shown on the Plat of Homes at 1727 3rd Avenue North, attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 1727 3rd Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20131003-0104208, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to LYNETTE S. SYNDER AND KENNETH BINION, WIFE AND HUSBAND, by deed from PR I ME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140811-0072206 and corrected in Instrument No. 20141104-0101971, dated August 6, 2014, said Register's Office.

Being further conveyed to LYNETTE S. SNYDER, by Final Decree of Divorce from KENNETH BINION, of record in Instrument No. 20151203-0121972, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 082-05-0J-002.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declarations of Covenants, Conditions and Restrictions for Homes at 1727 3rd Avenue North contained in instrument of record in Instrument No. 20131003-0104208, said Register's Office.

This is improved property located at 1727 3rd Avenue North B Nashville TN 37208

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KW-18-1727B

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of November, 2018.

Lynette S Snyder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynette S Snyder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2018.

Notary Public

My Commission Expires: _____

