WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE 99
COUNTY OF ~~ROBERTSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,500.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jameson Elder and Hanna Walters Elder	F&M Bank	43 12 37
(NAME) 141 Eagan Circle	(NAME) 10 Cadillac Dr., Suite 100	
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183225

For and 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 acknowledged, I/we, John Snyder and Joseph Snyder , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jameson Elder and Hanna Walters Elder, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being part of Lot No. 34 and the Northerly 20 feet of Lot No. 35, Block "B", on the plan of Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the Westerly part of Lot No. 9 of Anderson Estates, which is of record in Plat Book 1424, Page 107, Register's Office for Davidson County, Tennessee, to which record reference Is hereby made for a more particular description thereof.
Said Lot No. 34 and part of Lot No. 35 adjoin and front together 70 feet on the Westerly side of Eagan Circle and run back 143.3 feet on the Northerly line and 152.1 feet, more or less, on the Southerly line to a dead line measuring 70.39 feet, more or less, thereon.

Being the same property conveyed to John Snyder and Joseph Snyder by Warranty Deed from Mule Train Farms, a Tennessee General Partnership composed of Ernest Harper and Lonnie Harper, dated June 6, 2017 and filed of record in Instrument No. 20170607-0057288, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 141 Eagan Circle, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Y Johnson Davidson County
Batch# 171193 DEEDWARR
12/06/2018 12:32:30 PM 2 pgs
Fees: $13.00 Taxes: $812.15
20181206-0119029

Witness my hand this 3rd day of December, 2018

John Snyder

Joseph Snyder

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Snyder and Joseph Snyder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of December, 2018.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2019