Return To:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0032-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Mandie S. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2019

Molly L. Smith
Notary Public
My Commission Expires: 12/16/22

Karen Johnson Davidson County
Batch# 209874 DEEDWARR
03/26/2019 09:00:49 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190326-0027061

Address of New Owner	Send Tax Bills To:	
Rebekah Dunn Price 5001 Madeline Drive Nashville, TN 37211	New Owner	Map/parcel: 147-16-0-177.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Renee Michelle Snyder and husband, William M Snyder

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebekah Dunn Price and Tucker Price, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 39 on the Map of Fairlane Park, of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 148.9 feet on the westerly margin of Madeline Drive and runs back 179.7 feet on the northerly line and 181 feet on the southerly line to a dead line in the rear, on which it measures 141 feet.

BEING the same property conveyed to Renee Michelle Snyder and husband, William M. Snyder by Warranty Deed from Charles E. Gifford and wife, Barbara L. Gifford, dated 9/15/05 and recorded 9/19/05 in Instrument Number 20050919-0112309, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5001 Madeline Drive Nashville, TN, 37211

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(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of March, 2019

Renee Michelle Snyder

William M Snyder

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Renee Michelle Snyder and William M Snyder, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 2019

Notary Public

My Commission Expires:

