Name and Address of New Owner:
Justice Loyd West and Kayla Ashley West
931 32nd Avenue North
Nashville, TN 37209

Send Tax Bills To:
SAME

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 216293 DEEDWARR
04/10/2019 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.37
20190410-0032828

Map & Parcel No: 092-05-0-143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Snodgrass and wife, Patti Snodgrass,** , "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Justice Loyd West and Kayla Ashley West, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, and being Lot No. 8 in W.T. Gaither's Subdivision of the easterly half of Block 31 on the Plan of Midway, as of record in Book 547, Page 87, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of 32nd Avenue North, formerly India Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to David Snodgrass and wife Patti Snodgrass by Investsmart TN LLC, a Tennessee Limited Liability Company by Warranty Deed dated 1/18/2018, and of record in Instrument Number 20180130-0009423, Register's Office, Davidson County, Tennessee.

This is improved property known as : 931 32nd Avenue North, Nashville, TN 37209

This property is subject to any and all existing easements and restrictions as shown of record in including the following:

Taxes and assessments for the year 2019 and subsequent years; All matters as shown on the plan of record in Plat Book 547, Page 87, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of April, 2019.

David Snodgrass (SEAL)

Patti Snodgrass (SEAL)

STATE OF ARKANSAS
COUNTY OF Greene

On this 9th day of April, 2019, before me personally appeared David Snodgrass and Patti Snodgrass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9th day of April, 2019.

REBECCA BOOK
Arkansas - Greene County
Notary Public - Comm# 12397001
My Commission Expires Dec 27, 2023

Rebecca Book
Notary Signature
My commission expires: 12/27/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 9th day of April, 2019.

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My commission expires: 9/20/20
File No. 2019-66

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

