Karen Johnson Davidson County
Batch# 228645 DEEDWARR
05/10/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20190510-0044171

WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH** DAY OF **MAY, 2019.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy J. Snell and Courtney J. Cook	West Town Bank & Trust	091131D00100CO
(NAME)	(NAME)	
6360 A Columbia Avenue	8450 Falls of Neuse Rd #202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Raleigh, NC 27615	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **P & P Development, LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy J. Snell and Courtney J. Cook, tenants in common with the right of survivorship,** 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:

Land in Davidson County, Tennessee, being Unit No. A, on the Horizontal Property Regime for Declaration of Covenants, Conditions and Restrictions for the Homes at 6360 Columbia Avenue, as recorded in the Master Deed of record in Instrument No. 20171122-0120075, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RAYMOND H. CANADY, AN UNMARRIED MAN, of record in Instrument No. 20171025-0109599, dated December 24, 2017, said Register's Office. Corrected by Scrivener's Affidavit of record in Instrument No. 20190411-0033003, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6360 A Columbia Avenue, Nashville, TN 37209
(House Number) (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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this **10th** day of **May, 2019**.

P & P Development, LLC, a Tennessee Limited Liability Company

By: _____ By: _____
Paul L. Riggan, Managing Partner Paul M. Ziady, Managing Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Paul L. Riggan** and **Paul M. Ziady** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be **Managing Partners** of P & P Development, LLC., a Tennessee Limited Liability Company and that they as such Partners executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Partners.

WITNESS my hand and seal this 10th day of May, 2019.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Snell

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

