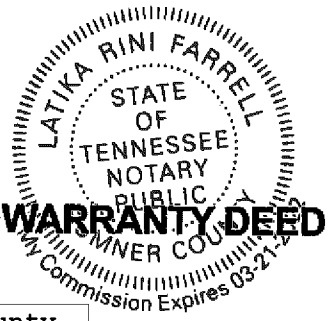



# WARRANTY DEED

Karen Johnson Davidson County
Batch# 234245 DEEDWARR
05/23/2019 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190523-0049124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/21/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Valerie Sue Crawford, A single woman | New Owner (NAME) | |
| 151 West End Place (ADDRESS) | (ADDRESS) | 104-09-0G-048.00 |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bradley Howard Snook, Trustee, under the Bradley Howard Snook Trust, a Revocable Trust, dated November 16, 2006, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Valerie Sue Crawford, A single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TN, DESCRIBED AS UNIT 48 WEST END PLACE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON WEST END PLACE, DAVIDSON COUNTY, TN, AS SHOWN ON THE PLAT OF WEST END PLACE, CONDOMINIUM APARTMENTS, RECORDED AS EXHIBIT B TO THE MASTER DEED IN PLAT BOOK 6809, PAGE 569, AS AMENDED IN BOOK 8834, PAGE 727 AND BOOK 9992, PAGE 744, SAID REGISTER'S OFFCE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6809, PAGE 569, AS AMENDED IN BOOK 8834, PAGE 727 AND BOOK 9992, PAGE 744, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF WEST END PLACE, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN BOOK 6809, PAGE 569, AS AMENDED IN BOOK 8834, PAGE 727 AND BOOK 9992, PAGE 744, AND BY-LAWS RECORDED IN BOOK 6809, PAGE 624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY HOWARD SNOOK, TRUSTEE, OR HIS SUCCESSOR IN TRUST, UNDER THE BRADLEY HOWARD SNOOK TRUST, A REVOCABLE TRUST DATED NOVEMBER 16, 2006, AS AMENDED BY WARRANTY DEED FROM BRAD SNOOK AND KARIN RUSCHKE, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20070307-0028023, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 151 West End Place, Nashville, TN 37205
(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

**WARRANTY DEED**
(Continued)

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

Witness my/our hand(s) this 22nd day of May, 2019.

Bradley Howard Snook Trust Revocable Trust, a
Revocable Trust dated November 16, 2006

BY: Bradley Howard Snook, Trustee Trustee

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Howard Snook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of The Bradley Howard Snook, a Revocable Trust, dated November 16, 2006 and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 22nd day of May, 2019.

Notary Public

My Commission Expires: 6/18/2020

OFFICIAL SEAL
DINA G DE LA CRUZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/18/20

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

# True Copy Certification

I, LATIKA RINI FARRELL, 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 Sumner

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Latika Rini Farrell, 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: 03/08/21

SETH A. DEARINGER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY