PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 238324 DEEDWARR
06/04/2019 09:52:56 AM 2 pgs
Fees: $13.00 Taxes: $1,698.30

20190604-0053046

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60463
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ethan H. Arnaud Karen N. Arnaud 140 Gale Park Lane Nashville, TN 37204	First Tennessee Bank National Association 165 Madison Avenue Memphis, TN 38103

TAX MAP PARCEL NUMBERS: 118060D03600

RETURN T
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
2310 WEST END AVE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$459,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Andrew Snyder, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ethan H. Arnaud and Karen N. Arnaud, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 36, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Document No. 20110224-0015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201 and Document No. 20131230-0130919, Register's Office for said County, to which Reference is hereby made for a more complete description.

Being the same property conveyed to John Andrew Snyder, unmarried by Warranty Deed from Gale Park, LLC, dated November 7, 2013 and recorded on November 19, 2013 of record in Instrument No. 20131119-0119200, Register's Office for Davidson County, Tennessee.

Elizabeth Belk Snyder, spouse of John Andrew Snyder joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Document No. 20110224-0015350, Document No. 20110224-0015356, amended in , Document No. 20110311-0019705, Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201, Document No. 20131230-0130919, corrected by Scrivener's Affidavit of record in Document No. 20110531-0041215, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Document No. 20110224-0015350, Document No. 20110224-0015356, amended in , Document No. 20110311-0019705, Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201, Document No. 20131230-0130919, corrected by Scrivener's Affidavit of record in Document No. 20110531-0041215, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 140 Gale Park Lane, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2019.

John Andrew Snyder

Elizabeth Belk Snyder

State of Tennessee

County of Davidson

On this 3rd day of June, 2019, before me the undersigned authority, personally appeared John Andrew Snyder and Elizabeth Belk Snyder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $459,000.00.

Affiant

Sworn and subscribed before me this 3rd day of June, 2019.

Notary

My Commission Expires: 9-6-22

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON