Karen Johnson Davidson County
Batch# 249775 DEEDWARR
06/27/2019 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20190627-0062691

NEW OWNER:
BILLY MARK ISENBERG
4552 HAMILTON LANE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0749

Map & Parcel
150140B020.00CO

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRIAN D. SNODDY and JESSICA K. SNODDY, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **BILLY MARK ISENBERG**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 36 on the Plan of Hamilton Church Subdivision, Phase I, as shown on the plat of the same of record in Instrument No. 20050831-0104380, as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20070216-0019954, both in the Register's Office for Davidson County, Tennessee, to which plat, as corrected, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to BRIAN D. SNODDY and JESSICA K. SNODDY, husband and wife by Warranty Deed from J2K Builders, LLC, dated March 31, 2015, and of record in Instrument No. 20150413-0032111, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **4552 HAMILTON LANE, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20050831-0104380, as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20070216-0019954, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26th day of June, 2019.

BRIAN D. SNODDY

JESSICA K. SNODDY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRIAN D. SNODDY and JESSICA K. SNODDY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of June, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.**

AFFIANT

Sworn to and subscribed to before me this 26th day of June, 2019.

NOTARY PUBLIC

My commission expires: 7/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

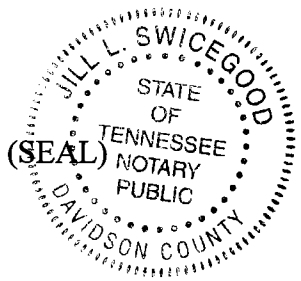
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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