

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is
$ 1,075,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Scott William Snow and Traci L. Snow, husband and wife	**NEW OWNER**	**104-15-0-233.00**
2124 Sunset Place		
Nashville, TN 37212		

Karen Johnson Davidson County
Batch# 251829 DEEDWARR
07/02/2019 11:34:13 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20190702-0064497

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEPHEN ALAN HARVEY AND JANIS KAY HARVEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott William Snow and Traci L. Snow, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Re-Subdivision of Lots 8 & 9 of the map of Linden Place 3 Lot Minor Plat, of record in Instrument No. 20130718-0074318, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20131220-0128730, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEPHEN ALAN HARVEY AND JANIS KAY HARVEY, by deed from RIGID DEVELOPMENT, of record in Instrument No. 20141125-0108716, dated November 18, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2124 Sunset Place, Nashville, TN 37212.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 28th day of June, 2019.

STEPHEN ALAN HARVEY

JANIS KAY HARVEY

State of Tennessee)

County of Davidson)

On this 28th day of June, 2019, before me personally appeared,
STEPHEN ALAN HARVEY AND JANIS KAY HARVEY, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 3-8-22

Notary Public

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY