Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

P.U.R. to:

Karen Johnson Davidson County
Batch# 263703 DEEDWARR
07/30/2019 08:10:50 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20190730-0074657

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $365,000.00.

Affiant

Subscribed and sworn to me this 29th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32422

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William F. Snyder 2610 Westwood Drive Nashville, TN 37204	NEW OWNER	105-14-0-121.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **University Heights Realty, Inc**, a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **William F. Snyder**, hereinafter called **"GRANTEE,"** his 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 No. 1, Block 13 on the Plan of Yarbrough's Subdivision of Woodland of record in Plat Book 161, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to University Heights Realty, Inc., a Tennessee corporation by Warranty Deed from Lawrence J. Sacks, Executor of the Estate of James W. Pickle, deceased, of record on January 23, 2003 in Instrument No. 20030123-0009851 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 161, Page 87, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140718-0063760, in the Register's Office for Davidson County, Tennessee.
4. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2213 White Avenue, 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its successors 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my hand(s) this 26th day of July, 2019.

University Heights Realty, Inc., a Tennessee corporation

BY: _____

Steven Powers, Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Steven Power with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of the University Heights Realty, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he, as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself in his capacity as said Secretary.

Witness my hand and official seal this 26th day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY