WARRANTY DEED

32900

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of October, 2019

Notary Public

My Commission Expires: 07/06/20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 297235 DEEDWARR
10/07/2019 11:29:53 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20191007-0102485

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ROBERT SNYDER AND NICOLE KARKOSAK	new owner	141-15-D
(NAME) 905 Batey Court	(NAME)	183.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SHAUGHN REGAN AND JASMINE REGAN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT FRANCIS SNYDER, JR., AND NICOLE KARKOSAK, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 183 on the Plan of Phase III-D, "Sheffield" on the Harpeth,** of record in Book 7900, Pages 710 and 712, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to SHAUGN REGAN AND JASMINE REGAN, HUSBAND AND WIFE, by Deed from JOHN LARRY FORTE AND WIFE, ALISON C. FORTE, of record in Instrument No. 20150625-0060946, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sheffield on the Harpeth of record in Book 6925, Page 900, as amended in Book 7145, Page 954, in Book 8276, Page 238, in Book 8505, Page 598, in Book 8747, Page 97, in Book 9313, Page 806, and in Instrument No. 20070816-0097979, (as corrected in Instrument No. 20071120-0136002, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **905 Batey Court, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BMR-19-905

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 2nd day of October, 2019.

SHAUGHN REGAN

JASMINE REGAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHAUGHN REGAN AND JASMINE REGAN, HUSBAND AND WIFE**, the bargainor(s), 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 Nashville, Tennessee, this 2nd day of October, 2019.

My Commission Expires: 05/02/22

Notary Public

