Name and Address of New Owner:
Rebecca Golden
81 Lutie Street
Nashville, TN 37210

Send Tax Bills To:
Rebecca Golden
- Same -

Karen Johnson Davidson County
Batch# 307177 DEEDWARR
10/28/2019 03:00:06 PM 2 pgs
Fees: $13.00 Taxes: $1,172.90
20191028-0110403

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 119-06-0-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Snodgrass and Patti Snodgrass, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebecca Golden,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 32 on the Plan of Sterling Subdivision, Section One, of record in Plat Book 1424, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Snodgrass and wife, Patti Snodgrass, by Warranty Deed from Kudzu Real Estate, Inc, dated July 20, 2018 of record in Instrument No. 20180723-0071384, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as: 81 Lutie Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of October, 2019.

David Snodgrass (SEAL)
David Snodgrass

Patti Snodgrass (SEAL)
Patti Snodgrass

STATE OF ~~TENNESSEE~~ RB Arkansas
COUNTY OF ~~RUTHERFORD~~ Greene

On this 24th day of October, 2019, before me personally appeared David Snodgrass and Patti Snodgrass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of October, 2019.

Rebecca Book
Notary Signature
My commission expires: 12/27/2023

REBECCA BOOK
Arkansas - Greene County
Notary Public - Comm# 12397001
My Commission Expires Dec 27, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $317,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 24th day of October, 2019.

Judy Reed
Notary Public
My commission expires: 11-20-24
File No. 2019-309

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY