Karen Johnson Davidson County
Batch# 317228 DEEDQC
11/19/2019 08:37:35 AM 2 pgs
Fees: $13.00 Taxes: $658.60

20191119-0119035

DEBBIE A. SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $178,000.00.

Janel Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th day of October, 2019.

Debbie A. Sexton
NOTARY PUBLIC

My commission expires: 1-13-2021

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan D. Snyder and Teresa F. Snyder	NEW OWNER	07601010700
(NAME)	(NAME)	
519 Hidden Hills Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $178,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **John L. Jacobus, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan D. Snyder and Teresa F. Snyder, husband and wife and Derek Snyder**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows to wit:

Being Lot No, 102A Zone Lot Division Lot Nos. 101, 102, and 103 on the Plan of Tulip Grove Woods, Phase I, as of record in Plat Book 6250, Page 788, 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 John L. Jacobus, unmarried, by deed from Brian Volkman and Wife, Crystal A. Volkman, dated July 15, 2002 and recorded as Instrument No. 20020717-0086130, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 519 Hidden Hills Drive, Hermitage, TN 37076.

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

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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of October, 2019.

John L. Jacobus

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John L. Jacobus, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2019.

Notary Public
My Commission Expires: 4-13-22



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122