WARRANTY DEED

Karen Johnson Davidson County
Batch# 330630 DEEDWARR
12/16/2019 04:08:48 PM 2 pgs
Fees: $13.00 Taxes: $4,347.50

2019-1656

20191216-0129735

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of December, 2019.

(Affix Seal) Notary Public

My Commission Expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew J. Pirotte and Christiana ~~Ellen~~ Eleni Roussis 927 B ~~Kirkland~~ Kirkwood Avenue Nashville, TN 37204	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	118-05-0Q-001.00-CO

For and in consideration of the sum of TEN DOLLARS, 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, **David J. Snodgrass and Melody W. Snodgrass, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew J. Pirotte and Christiana ~~Ellen~~ Eleni Roussis, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 927 Kirkwood Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160307-0021772, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Snodgrass and Melody W. Snodgrass, husband and wife from Southern Elite Custom Homes, LLC, A Tennessee Limited Liability Company, by Warranty Deed dated January 06, 2017 and recorded on January 10, 2017 and recorded in Instrument No. 20170110-0002662, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 927 B Kirkwood 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-19-927B

Witness my/our hand(s) this 13th day of December, 2019

David J. Snodgrass

Melody W. Snodgrass

State of Tennessee
County of Williamson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named David J. Snodgrass and Melody W. Snodgrass, 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, this 13th day of December, 2019.

Notary Public
My Commission Expires: 6-24-2023

