Karen Johnson Davidson County
Batch# 399434 DEEDWARR
05/13/2020 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20200513-0049462

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60972
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Lantz Ellen Williamson 1118 Woodvale Drive Nashville 37204, TN	Cardinal Financial Company, LP 3701 Arco Corporate Drive, STE 200 Charlotte, NC 28273

TAX MAP PARCEL NUMBERS: 13104012100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$675,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Andrew Snyder and Elizabeth Belk Snyder, joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Lantz, an unmarried man and Ellen Williamson, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 of Block 17 on the Plan of College Park of record in Book 843, page 29, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to John Andrew Snyder and Elizabeth Hart Belk, as joint tenants with right of survivorship, by Warranty Deed from Christina W. Williams and husband, Brett Williams, dated September 10, 2015 and recorded on September 11, 2015 of record in Inst. No. 20150911-0092622, Register's Office for Davidson County, Tennessee. The said Elizabeth Hart Belk is now known as Elizabeth Belk Snyder.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 29, said Register's Office.

This is improved property, known as 1118 Woodvale Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of May, 2020.

John Andrew Snyder

Elizabeth Belk Snyder

State of Tennessee

County of Davidson

On this 4th day of May, 2020, before me the undersigned authority, personally appeared John Andrew Snyder and Elizabeth Belk Snyder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

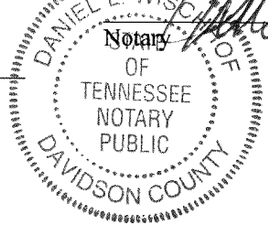
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Sworn and subscribed before me this 4th day of May, 2020.

My Commission Expires: 7/9/2022



Notary

CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa C Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.