WARRANTY DEED

Karen Johnson Davidson County
Batch# 475242 DEEDWARR
09/14/2020 01:10:26 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20200914-0104598

G-P-20-01037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06/06/2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Anthony Perez and Ivonne Perez	**Same As New Owner**	
(NAME) **14351 Chateau Lane**	(NAME)	**135-16-0A-117.00-CO**
(ADDRESS) **Huntington Beach, CA 92647**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JOSEPH WILLIAM SNODGRASS (ALSO KNOWN AS J. WILLIAM SNODGRASS) AND WIFE, CARLA RUTH SNODGRASS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY PEREZ AND IVONNE PEREZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 on the Plan of Tracts 8, 9 and 10 of Nashboro Village of record in Plat Book 5200, Page 186-189, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. William Snodgrass and wife, Carla Ruth Snodgrass by Warranty deed from L. Douglas Bow and wife, Linda G. Bow of record in Instrument No. 20001004-0098309 Register's Office for Davidson County, Tennessee, dated September 29, 2000 and recorded on October 04, 2000.

The said J. William Snodgrass is one and the same as Joseph William Snodgrass.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 186 through 189, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5425, Page 297, Book 5465, Page 561, Book 5588, page 429, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20150914-0093006, Instrument No. 20160516-0048519 and Instrument No. 20180612-0056546, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 4828, Page 434 and Book 5576, Page 419, in the Register's Office for Davidson County, Tennessee.
- Easement to Colonial Pipeline of record in Book 3955, Page 180, Book 4588, Page 473, Register's Office for Davidson County, Tennessee and Minute Book 75, Page 192 , Chancery Court for Davidson County, Tennessee.
- Overhead Power Line Easements of record in Book 4821, Page 111, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 437, Page 14, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20140403-0027608, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1037 Flintlock Court, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 9th DAY OF SEPTEMBER, 2020.

Joseph William Snodgrass by Carla Ruth Snodgrass, Attorney in Fact
Joseph William Snodgrass
by Carla Ruth Snodgrass, Attorney in Fact

Carla Ruth Snodgrass
Carla Ruth Snodgrass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLA RUTH SNODGRASS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOSEPH WILLIAM SNODGRASS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH WILLIAM SNODGRASS.

Witness my hand and official seal, this the 9th of September, 2020.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLA RUTH SNODGRASS, the within named 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 9th of September, 2020.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212