THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Ryan Anthony Smith
1122 Litton Avenue
Nashville, TN 37216
SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Avenue South, Ste. 1000
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 488879 DEEDWARR
10/05/2020 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $801.05
20201005-0114722

WARRANTY DEED

(Map 072-10-1A; Parcel 007.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **CAITLIN R. SNYDER, UNMARRIED, AND KATHERINE E. SNYDER, MARRIED**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **RYAN ANTHONY SMITH, A SINGLE MAN,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Unit B1003, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium, according to survey and plat appearing of record in Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606; Instrument No. 20161121-0122822; Instrument No. 20170320-0027135, in the Register's Office for Davidson County, Tennessee, with Plat attached as "Exhibit B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Caitlin R. Snyder, a single woman and Katherine E. Snyder, married, as joint tenants with common law rights of survivorship, by Warranty Deed dated July 20, 2017 from Harpeth Development, LLC., a Tennessee Limited Liability Company, recorded July 24, 2017, in Instrument Number 20170724-0074752, in the Register's Office of Davidson County, Tennessee. Subject property is not the marital residence of Katherine E. Snyder.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1122 Litton Avenue, #104, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 2nd day of October, 2020.

Caitlin R. Snyder

Katherine E. Snyder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caitlin R. Snyder and Katherine E. Snyder, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of October, 2020.

Notary Public

My Commission Expires: 01/25/2023

(SEAL)

REBA M. LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $216,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of October, 2020.

Notary Public

My commission Expires: 3/2/21

KIM PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

File No. GTS1-2020-964

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY