Karen Johnson Davidson County
Batch# 495965 DEEDWARR
10/15/2020 09:23:11 AM 2 pgs
Fees: $13.00 Taxes: $5,272.50
20201015-0119754

WARRANTY DEED

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,425,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/28/2024

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7761B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephen Douglas Strader and Amy Lynn Strader	New Owner	131-06-0C-042-00-CO
22 Compton Trace		
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ORAN S. AARONSON, TRUSTEE OF THE SHANNON B. SNYDER FAMILY TRUST CREATED UNDER THE SHANNON B. SNYDER REVOCABLE TRUST, DATED NOVEMBER 18, 2017

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN DOUGLAS STRADER AND AMY LYNN STRADER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 80 on the Plan of Plat of Burton Hills Estates, Tract 9 of record in Plat Book 6250, Page 596, 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 Oran Aaronson and Shannon Snyder, husband and wife by Warranty deed from Charles S. McClendon, unmarried of record in Instrument No. 20061006-0124763 Register's Office for Davidson County, Tennessee, dated October 06, 2006 and recorded on October 06, 2006.

Being the same property conveyed to Oran S. Aaronson, Trustee of the Shannon B. Snyder Revocable Trust dated November 18, 2017 by Quitclaim deed from Oran Aaronson and Shannon Snyder, husband and wife of record in Instrument No. 20171128-0121163 Register's Office for Davidson County, Tennessee, dated November 18, 2017 and recorded on November 28, 2017.

Being the same property conveyed to Oran S. Aaronson, Trustee of the Shannon B. Snyder Family Trust created under the Shannon B. Snyder Revocable Trust dated November 18, 2017 by Quitclaim deed from Oran S. Aaronson, Trustee of the Shannon B. Snyder Revocable Trust dated November 18, 2017 of record in Instrument No. 20180308-0021784 Register's Office for Davidson County, Tennessee, dated March 06, 2018 and recorded on March 08, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 22 Compton Trace, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 13th day of October, 2020.

The Shannon B. Snyder Family Trust created under the Shannon B. Snyder Revocable Trust dated November 18, 2017

BY: _____

Oran S. Aaronson, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Oran S. Aaronson, Trustee of the The Shannon B. Snyder Family Trust created under the Shannon B. Snyder Revocable Trust dated November 18, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 13th day of October, 2020.

_____

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-7761B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027