STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $286,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of November, 2020.

NOTARY PUBLIC

My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 522149 DEEDWARR
11/30/2020 12:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20201130-0138993

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Katie Elizabeth Snyder and Daniel Ben Snyder	NEW OWNER	02605007900
(NAME)	(NAME)	
308 Two Mile Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Joe L. Wall, Trustee and Deborah L. Wall, Trustee of Wall Family Revocable Living Trust Agreement, dated December 20, 2010,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Katie Elizabeth Snyder and Daniel Ben Snyder**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL & COMPANY, DATED JULY 5, 1985, AS FOLLOWS::

THE POINT OF BEGINNING IS A STEEL PIN LOCATED IN THE EASTERLY RIGHT-OF-WAY OF TWO MILE PIKE 600 FEET SOUTH OF AN IRON PIN (LOCATED IN THE SOUTHEAST INTERSECTION OF THE TWO MILE PIKE AND L & N RAILROAD UNDERPASS); THENCE FROM THE POINT OF BEGINNING NORTH 69 DEG. EAST 165 FEET TO THE L & N RAILROAD RIGHT-OF-WAY; THENCE FOLLOWING THE L & N RAILROAD RIGHT-OF-WAY IN A SOUTHERLY DIRECTION 100.7 FEET TO AN IRON PIN; THENCE SOUTH 69 DEG. WEST 153 FEET TO THE EASTERLY RIGHT-OF WAY OF TWO MILE PIKE; THENCE FOLLOWING SAID RIGHT-OF-WAY IN A NORTHERLY DIRECTION 100 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Wall Family Revocable Living Trust Agreement, dated December 20, 2010 by deed from Norma Jean Metzgar, dated 11/10/2017, of record in Instrument No. 20171113-0116003, said Register's Office.

This property is __unimproved _X_improved property known as: 308 Two Mile Pike, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JW-SB-RMX-20-308

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of November, 2020.

Wall Family Revocable Living Trust Agreement, dated December 20, 2010

Joe L. Wall, Trustee

Deborah L. Wall, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named* Wall Family Revocable Living Trust Agreement, dated December 20, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of Wall Family Revocable Living Trust Agreement, dated December 20, 2010, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

* Joe L. Wall and Deborah L. Wall, as trustees of the

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122