Karen Johnson Davidson County
Batch# 531318 DEEDWARR
12/11/2020 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20201211-0145786

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF MONROE

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2020.

JOHN A STRONG
Notary Public – State of Florida
Commission # GG 067080
My Comm. Expires Jan 29, 2021
Bonded through National Notary Assn.

Notary Public
My commission expires: 01/29/21

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher Austin & Margaret Austin 1434 Shelton Avenue Nashville, TN 37216	New Owner	072-04-0 053.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY B. SNIPES AND SPOUSE SHAWN FREDERICK SNIPES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARGARET AUSTINA ND CHRISTOPHER AUSTIN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Block E, Inglewood Golf Club Subdivision, as shown by plat of record in Plat Book 843, Page 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey B. Snipes and spouse, Shawn Frederick Snipes, by deed from John Jayne and Rachael S. Butler, husband and wife, dated 01/05/2018, of record in Instrument No. 20180109-0002791, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1434 Shelton Avenue, Nashville, TN 37216.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 30 day of November, 2020.

Jeffrey B. Snipes

Shawn Frederick Snipes

STATE OF FLORIDA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Jeffrey B. Snipes and Shawn Frederick Snipes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of November, 2020.

My commission expires: 01/29/21

Notary Public

JOHN A STRONG
Notary Public – State of Florida
Commission # GG 067080
My Comm. Expires Jan 29, 2021
Bonded through National Notary Assn.

True Copy Certification

I, **Michelle Mitchell**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Michelle Mitchell,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty
My Commission Expires: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021
SEAL