Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3535

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,500.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of December, 2020

Notary Public

Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary E. Snodgrass 4705 Nevada Avenue Nashville, TN 37209	Hometown Lenders, Inc. 350 The Bridge Street Suites 116,200 & 202 Huntsville, AL 35806	091-15-0-357.00

Karen Johnson Davidson County
Batch# 537551 DEEDWARR
12/18/2020 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,332.85
20201218-0150034

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Greg Snodgrass and Leslie Snodgrass, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary E. Snodgrass, a single woman

HEREINAFTER CALLED THE GRANTEES, 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. 606 of Block 28 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, Page 103, 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 Laura E. Bilbrey, a single person by Warranty Deed from Allison D. Turner, unmarried of record in Instrument No. 20121119-0106641 Register's Office for Davidson County, Tennessee, dated November 14, 2012 and recorded on November 19, 2012.

Being the same property conveyed to Greg Snodgrass and Leslie Snodgrass by Warranty Deed from Laura E. Bilbrey, a single person of record in Instrument No. 20201104-0129449 Register's Office for Davidson County, Tennessee, dated November 02, 2020 and recorded on November 04, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4705 Nevada Avenue, Nashville, TN 37209.

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 and assigns forever; and we so covenant with 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 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 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.

Dated this the 14th day of December, 2020.

Greg Snodgrass

Leslie Snodgrass

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ ANDERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Greg Snodgrass and Leslie Snodgrass** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at OAK Ridge (city), Tennessee this 14th day of December, 2020.

LESLIE F. BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
(Notary Seal)

Notary Public
My Commission Expires: Nov. 22, 2023

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021