

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $750,000.00.

Amanda Birnie
Affiant

Sworn to and subscribed before me this 18th day of October, 2021.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Karen Johnson Davidson County
Batch# 738946 DEEDWARR
10/19/2021 09:17:10 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20211019-0140047

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Thomas Radler Tracy Radler	115B Rains Avenue	Owner	
115B Rains Avenue			**105-07-4I-002.00-CO**
Nashville, TN 37203	Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Matthew Roy Snodgrass, a single man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Thomas Radler and Tracy Radler, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 115 Rains Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 20170214-0015213, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170214- 0015213, Register' s Office for Davidson County, Tennessee, to which reference Is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 20170214-0015213, a Horizontal Property Regime with Private Elements, contained In said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170214-0015213, and Bylaws appended thereto as Exhibit "C", said Register' s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Amon O. Stone and wife, Geneva M. Stones by Installment deed from Fred S. Ramsey and wife, Daisye S. Ramsey of record in Book 2014, page 558 Register's Office for Davidson County , Tennessee, dated June 28, 1951 and recorded on July 24, 1951. The said Amon O. Stones having since died on August 25, 1991 leaving Geneva M. Stones as the remaining tenant by the entirety

Geneva M. Stones having since died intestate on August 19, 2006 leaving Carol Yvonne Anderson and Aubrey Jean Stones, Sr. as her heirs-at-law as noted Affidavit of Heirship filed of record in Instrument No. 20170131-0009967, Register's Office for Davidson County, Tennessee. The said Aubrey Jean Stones, Sr. having since died intestate on April 20, 2001.

The Aubrey Jean Stones, Sr. having predeceased Geneva M. Stones leaving Kathy Renee Johnson, Dawn Michelle Stone-Juarez, Aubrey Jean Stones, III, and Amon John Stones as his heirs-at-law as noted Affidavit of Heirship filed of record in Instrument No. 20170131-0009968, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Homefront Property Solutions, LLC by Warranty deed from Carol Yvonne Anderson, a 50% undivided interest and Kathy Renee Johnson, a 12.50% undivided interest and Dawn Michelle Stones-Juarez, a 12.50%

undivided interest and Aubrey Jean Stones, III, a 12.50% undivided interest and Amon John Stones, a 12.50% undivided interest of record in Instrument No. 20170131-0009969 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on January 31, 2017.

Being a portion of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company by Warranty deed from Homefront Property Solutions, LLC, a Tennessee limited liability company of record in Instrument No. 20170131-0009970 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on January 31, 2017.

Being the same property conveyed to Matthew Roy Snodgrass by Warranty deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180109-0002793 Register's Office for Davidson County, Tennessee, dated January 04, 2018 and recorded on January 09, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1, Page 97, Chancery Court for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170214-0015213, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter for Homes at 115 Rains Avenue Corporation of record in Instrument Number 20170214-0015212, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 18th day of October, 2021.

Matthew Roy Snodgrass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maron, the undersigned, a Notary Public, in and for said State and County, **Matthew Roy Snodgrass, a single man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: _____

CHRISTINE N MARON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/28/24