Karen Johnson Davidson County
Batch# 798599 DEEDWARR
02/01/2022 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $5,050.50
20220201-0011760

WARRANTY DEED

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,365,000.00.

Affiant

Subscribed and sworn to me on 19th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 7/9/2024

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY
Jeremy H. Cherry
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35397

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brandon Koehler Hall and Sarah Hall 2308 White Avenue Nashville, TN 37204	New Owner	105-14-0-230.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM FRANCIS SNYDER**, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRANDON KOEHLER HALL AND SARAH HALL**, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 28 on the Map of Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of White Avenue and runs back between parallel lines, 167.5 to an alley.

Being the same property conveyed to William Francis Snyder by Warranty Deed from Marshall L. Hix and William F. Snyder of record in Instrument No. 20160426-0040396 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 26, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. **2022 property taxes which have been prorated by the parties and assumed by the Grantees.**
2. **All matters shown on the plan of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number 20161031-0115117, in the Register's Office for Davidson County, Tennessee.**
4. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 2308 White Avenue, Nashville, TN 37204.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 this 19th day of January, 2022.

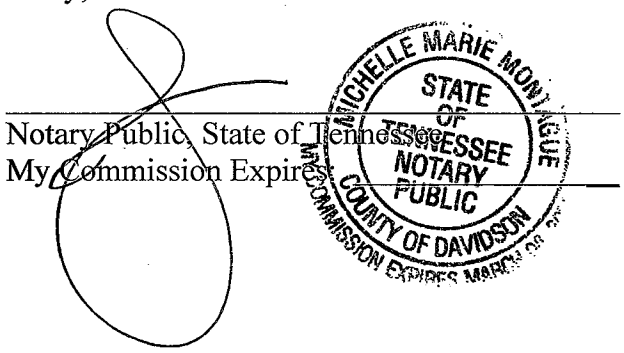
William F Snyder, by Brian F Neihoff, Attorney in Fact

WILLIAM FRANCIS SNYDER BY BRIAN F. NEIHOFF, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Brian F. Neihoff as Attorney-In-Fact for William Francis Snyder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 19th day of January, 2022.



Notary Public, State of Tennessee
My Commission Expires:

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 1-19-22.

Affiant Signature

1-21-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 21 day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY