SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 802918 DEEDWARRSP
02/09/2022 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,232.10
20220209-0015171

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $333,000.00.

Affiant

Subscribed and sworn to me on 27th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 12/12/2023

THERESA E. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY
Jeremy H. Cherry
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35391

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Francis Snyder 2610 Westwood Drive Nashville, TN 37204	William Francis Snyder 2610 Westwood Drive Nashville, TN 37204	114-00-0-033.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NEAL FERGUSON DOHERTY, A SINGLE MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **WILLIAM FRANCIS SNYDER, A SINGLE MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, all of his ownership interest as tenants in common with respect to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in the 8th Civil District, formerly the 12th Civil District, of Davidson County, Tennessee, being the Westerly part of Lot No. 3 on the Plan of the Elijah Robertson Lands, as of record in Plan Book 1, Page 48, Chancery Court at Nashville, and certain lands adjacent thereto lying South thereof, described together according to a survey made by John M. Sullivan, Civil Engineer, December 6, 1960, as follows:

Beginning at a point in the center of the Old Charlotte Pike at the common corner of Lots Nos. 3 and 5 on said Plan; thence with the line between said Lots Nos. 3 and 5 along a fence and Paul Richardson, Jr's, Easterly line South 1 degrees 30 minutes West 639.5 feet to a point; thence with the same Southerly 1,126 feet to the common corner of Lots Nos. 3, 5 and 4 on said Plan; thence with the line between said Lots Nos. 3 and 4 South 40 degrees 48 minutes East 316.7 feet; thence with a fence as follows: South 87 degrees 04 minutes East 157 feet, South 81 degrees 43 minutes East 97 feet, more or less, North 87 degrees 18 minutes East 97.2 feet, North 61 degrees 34 minutes East 98.7 feet, North 71 degrees 30 minutes East 97.9 feet, North 63 degrees 45 minutes East 91.6 feet and North 66 degrees 54 minutes East 104.2 feet to a point; North 24 degrees 05 minutes East 496.6 feet, North 45 degrees 54 minutes East 137.3 feet, North 44 degrees 53 minutes East 96.7 feet, North 60 degrees 14 minutes East 142.3 feet, North 36 degrees 26 minutes East 98.6 feet, North29 degrees 30 minutes East 394.8 feet, North 19 degrees 46 minutes East 99.6 feet, North 12 degrees 06 minutes East 286.8 feet and North 2 degrees 58 minutes East 605.3 feet to the center of said Pike; thence with the center of said Pike as follows: South 85 degrees 03 minutes West 585 feet, South 82 degrees 46 minutes West 400 feet, South 82 degrees 21 minutes West 400 feet and South 79 degrees 56 minutes West 400 feet to the beginning, containing 69 1/2 acres, more or less.

Being the same property conveyed to William Francis Snyder and Neal Ferguson Doherty by Warranty Deed from James William Shaw, Jr., a single man, of record in Instrument No. 20180731-0074659 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 31, 2018.

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 Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 1, Page 48, Register's Office for Davidson County, Tennessee.
3. Application for Greenbelt Assessments - Forest of record in Instrument Number 20181005-0099059, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of record in Instrument Number 20160722-0075460, in the Register's Office for Davidson County, Tennessee.
5. Right of Way of Old Charlotte Pike.
6. Subject to the flow of any creeks, streams, or branches across subject property.
7. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
8. A Tennessee Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing by William Francis Snyder and Neal Ferguson Doherty, trustor, to Randall Clemons, trustee, for the benefit of Wilson Bank & Trust, a Tennessee state bank, beneficiary, to secure a note in the original amount of $265,000.00 secured thereby, dated July 30, 2018, and recorded on July 31, 2018, of record as Instrument Number 20180731-0074661, Register's Office for Davidson County, Tennessee.
9. 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 unimproved property located at 7717 Old Charlotte Pike, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 our hands this 27th day of January, 2022.

NEAL FERGUSON DOHERTY

STATE OF TEXAS)
COUNTY OF Dallas)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Neal Ferguson Doherty, a single man, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 27th day of January, 2022.

Notary Public, State of Texas

My Commission Expires: 02/26/2025

BRYAN ROBERTS
My Notary ID # 132944778
Expires February 26, 2025

Tennessee Certification of Electronic Document

I, Traci Newby, 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 true and exact copy of the original document executed and authenticated according to law on 01/27/2022.

Traci Newby
Affiant Signature

01/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of January, 2022.

Theresa E. Parker
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 12/12/2023