Karen Johnson Davidson County
Batch# 856172 DEEDWARR
05/16/2022 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220516-0056156

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Carol Simpson, Successor Trustee of the Ben H. Vandgrift
and Elsie C. Vandgrift Revocable Living Trust, dated July 1, 2008

TO: Snyd & Rose GP
2610 Westwood Dr.
Nashville, TN 37204

MAP & PARCEL:
105-14-0-120.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I Carol Simpson, Successor Trustee of the Ben H. Vandgrift and Elsie C. Vandgrift Revocable Living Trust, dated July 1, 2008, Grantor herein; has bargained and sold and by these presents do convey unto Snyd & Rose GP, a Tennessee General Partnership, Grantee herein, its successors and assigns, the following described property:

BEING Lot No. 3 of Block 13 on the plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for said County. Said Lot No. 3 fronts 50 feet (erroneously listed as 100 feet on prior deed of record) on the westerly side of White Avenue and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Ben H. Vandgrift and Elsie C. Vandgrift, Trustors/Trustees of the Ben H. Vandgrift and Elsie C. Vandgrift Revocable Living Trust, dated July 1, 2008 from Ben H. Vandgrift and Elsie C. Vandgrift, Trustees of the Ben H. Vandgrift and Elsie C. Vandgrift Revocable Living Trust, by Quitclaim Deed dated 8/19/2008 and recorded 11/13/2008 of record as Instrument No. 20081113-0112335, Register's Office of Davidson County, Tennessee.

Property previously conveyed to The Ben H. Vandgrift and Elsie C. Vandgrift Revocable Living Trust from Ben H. Vandgrift and wife, Elsie C. Vandgrift, by Quitclaim Deed dated 12/30/1996 and recorded 3/26/1998 of record in Book 10855 page 151, said Register's Office.

Part of the property previously conveyed to Bennie Hardin Vandgrift and wife, Elsie Vandgrift, from Salem J. Najar and wife, Jean Skimming Najar, by Installment Deed dated 12/8/1951 and recorded 12/13/1951 of record in Book 2030 page 478, said Register's Office.

This conveyance is subject to the lien of 2022 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Yarbrough's Subdivision of Woodland recorded 5/9/1899 of record in Book 161 page 87, Register's Office of Davidson County, Tennessee; and all other matters of record.

This is improved property known as 2217 White Avenue, Nashville, TN 37204, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that

it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 3rd day of May, 2022.

Carol Simpson, Successor Trustee

Carol Simpson, Successor Trustee of
the Ben H. Vandgrift and Elsie C. Vandgrift
Revocable Living Trust, dated July 1, 2008

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Carol Simpson, Successor Trustee the Ben H. Vandgrift and Elsie C. Vandgrift Revocable Living Trust, dated July 1, 2008**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 3rd day of May, 2022.

Martha Brooke Martin

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/26/25

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

~~Affiant~~

SWORN to and subscribed before me,
this the 3rd day of May, 2022.

Traci Newby

NOTARY PUBLIC

My commission expires: 5/22/2023

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

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 05/03/2022.

Traci Newby
Affiant Signature

05/03/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of May, 2022.

Theresa E Parker
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 12/12/2023