WARRANTY DEED

Karen Johnson Davidson County
Batch# 856303 DEEDWARR
05/17/2022 08:22:54 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90

20220517-0056325

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-RBFH-22-667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
WR Investment Properties LLC	**New Owner**	
(NAME)	(NAME)	**161-10-0-037.00**
888 Biscayne Blvd		
(ADDRESS)	(ADDRESS)	
Miami, FL 33132		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY A. SNEED, A MARRIED MAN** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WR INVESTMENT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 80 on the Plan of Section One, Huntington Park of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 80 fronts 75.0 feet on the Southerly side of Huntington Parkway, and runs back between parallel lines 160.0 feet to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Timothy Adam Sneed and wife, Carlena Ann Sneed by Warranty deed from Forrest Gene Holland and Jeremy Keith Holland and John Travis Holland of record in Instrument No. 20091015-0086053 Register's Office for Davidson County, Tennessee, dated September 09, 2009 and recorded on September 15, 2009.

Being the same property conveyed to Timothy A. Sneed, a married man, as his sole and separate property by Quitclaim deed from Timothy A. Sneed, a married man and Carlena A. Sneed, a married woman of record in Instrument No. 20210609-0077059 Register's Office for Davidson County, Tennessee, dated May 15, 2021 and recorded on June 09, 202.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4393, Page 383, Book 4225, Page 778, Book 4577, Page 789, Book 4580, Page 487 and Book 4734, Page 353, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 7628, Page 544, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **667 Huntington Pkwy, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF MAY, 2022.

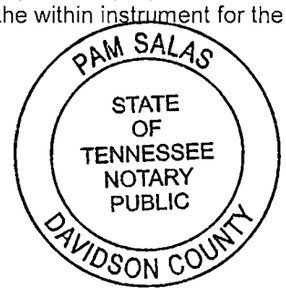
Timothy A. Sneed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY A. SNEED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: 12/5/2025
(SEAL)



Carlena Sneed

Carlena Sneed, spouse of Timothy A. Sneed, hereby joins in this conveyance and does transfer and convey any and all marital interest she may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLENA SNEED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: Nov. 13, 2023
(SEAL)

TERRY HERVERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 13, 2023
COUNTY OF SHELBY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212