G#36639-2 BOX #14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230344000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $367,000 00

Yvonne A. Snyder
Affiant

Subscribed and sworn to before me, this 1st day of June, 2023.

MBoyd
Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1010453 DEEDWARR
06/02/2023 10 17 46 AM 2 pgs
Fees $13 00 Taxes $1,357 90
20230602-0041757

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William R. Snyder and Yvonne A. Snyder 137 Hillsboro Place Nashville TN 37215	~~New Owner~~ American Pacific Mortgage Corporation 580 Menlo Drive, Suite 2 Rocklin, CA 95765	Tax Parcel ID No. 117 03 0C 137.00 CO

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 of which is hereby acknowledged, **Maryland W. Francis, Trustee of the Maryland Francis Living Trust dated March 9, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William R. Snyder and Yvonne A. Snyder, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 137, on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, and amended in Plat Book 5200, Pages 757 and 758 and also the Master Deed of record in Book 6244, Page 394; Supplemental Amendment record in Book 6285, Page 209; Amendment in Instrument No. 20170515-0048155; Rules and Regulation record in Instrument No. 20170615-0060259 and Resolution record in Instrument No. 20180717-0069522, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Maryland Francis, as the Trustee for Maryland Francis Living Trust, by Quit Claim Deed from Maryland Francis, of record in Instrument No. 20220316-0030307, in the Register's Office of Davidson County, Tennessee, dated March 09, 2022 and recorded on March 16, 2022. Maryland Francis and Maryland W. Francis being one and the same.

Being the same property conveyed to Maryland Guild Francis, by Quit Claim Deed from Paul Raymond Francis, Tennessee, between Maryland Guild Francis and Paul Raymond Francis, of record in Book 7797, Page 811, in the Register's Office of Davidson County, Tennessee, dated March 13, 1989 and recorded on March 21, 1989

Being the same property conveyed to Paul R. Francis and wife, Maryland W. Francis, by Warranty Deed from Hillsboro Place Corp., a Tennessee Corporation, of record in Book 6708, Page 259, in the Register's Office of Davidson County, Tennessee, dated November 12, 1985 and recorded on November 13, 1985.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Place Condominiums, as recorded in Plat Book 5200, Page(s) 725, as amended in Plat Book 5200, Page 757 and Plat Book 5200, Page 758.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hillsboro Place Condominium of record in Book 6244, Page 394, as amended by instrument(s) of record in Supplemental Amendment record in Book 6285, Page 209, Amendment in Instrument No. 20170515-0048155, Rules and Regulation record in Instrument No 20170615-0060259 and Resolution record in Instrument No. 20180717-0069522; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Easement for Water and Sewerage Services, recorded in Book 6255, Page 932 and Book 6255, Page 937.

Easement for Broadband Communications, recorded in Instrument No. 20161021-0111268

This is improved property located at 137 Hillsboro Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2023

Maryland Francis Living Trust dated March 9, 2022

BY: Maryland W. Francis
Maryland W. Francis, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maryland W. Francis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of Maryland Francis Living Trust dated March 9, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 1st day of June, 2023

Notary Public
My Commission Expires: _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026