WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/01 10:50 2pgs
Fees:13.00 Taxes:440.30

20010817-0089103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

MARSHALL-HUST NOTARY PUBLIC AT LARGE Commission exp. 2-19-2002 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Nicole Snelgrove	Same as new owner	**Map 134-13**
(NAME) **4804 Lexington Drive**	(NAME)	**Parcel 58**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dennis H. Giles and wife, Deborah F. Giles**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Nicole Snelgrove,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 146 on the Plan of Kenilworth Estates, Section 1, of record in Book 2900, pages 105 and 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the Dennis H. Giles and wife, Deborah F. Giles by deed from Gene A. Smith and wife, Shirley J. Smith of record in Book 8027, page 46, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2900, page 105, said Register's Office; and (c) Restrictive covenants contained in Book 3103, page 610, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4804 Lexington Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 our hands this 30th day of July, 2001.

Dennis H. Giles

Deborah F. Giles

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Dennis H. Giles and Deborah F. Giles, 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 and official seal at Brentwood, Tennessee this 30th day of July, 2001.

Commission expires:

MELODY M. JENKINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 09, 2002

Notary Public

Send Taxes to

Same as New Owner

New Owner
Jennifer N. Snelgrove
4804 Lexington
Nashville TN 37211