Davidson County DEEDWARR
Recvd: 10/21/03 14:12 2pgs
Fees:13.00 Taxes:423.65

20031021-0155561

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: July 29, 2007.

(AFFIX SEAL)

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Shrader	SAME	161-2-165
(NAME) 5052 Meta Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS) SAME	
(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,

ELISA D. SNELL BY JEFFREY SCOTT SNELL, CONSERVATOR,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES SHRADER, UNMARRIED

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. 57 on the plan of Section Two, McMurray Place, of record in Book 5200, Page 440, Register's Office for said County

Being the same property conveyed to Morgan A. Kelley and Elisa D. Snell as joint tenants with rights of survivorship by deed dated September 2, 1983 from W. L. Bainbridge, Inc. of record in Book 6131, Page 374, Register's Office for Davidson County, TN. Said Morgan A. Kelley having since died. Under Docket No. 02P993 Jeffrey Scott Snell has been appointed as Conservator for Elisa Dawn Kelley also known as Elisa D. Snell.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5052 Meta Drive, Nashville, TN 37221

(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 my/our hand(s) this 8th day of October, 2003.

Elisa D. Snell by Jeffrey Scott Snell

Elisa D. Snell by Jeffrey Scott Snell, Conservator

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned of the state and county aforesaid, personally appeared Jeffrey Scott Snell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who; upon oath acknowledged himself to be Conservator for Elisa D. Snell and that he as such Conservator, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 8th day of October, 2003

Commission expires: July 29, 2007

Mandy R Baird

Notary Public

