(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,000.00**

Shelly Renee Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2005.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 02/04/05 12:17 2 pgs
Fees:13.00 Taxes:358.90
20050204-0013312

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelly Renee Richardson	**Wells Fargo Bank, N.A.**	**Map 17**
(NAME) **2620 Greer Road**	(NAME) **P. O. Box 6502**	**Parcel 304**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Springfield, Ohio 45501-6502**	
(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, **Margaret C. Bateman, an unmarried woman William A. Snoddy, and Wife, Lisa J. Snoddy, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelly Renee Richardson, 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 the Tenth Civil District of Davidson County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, page 808, in the Register's Office for Davidson County, Tennessee, and being Tract 1 on a plat of a survey of the division of said property dated May 5, 1988, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the easterly right-of-way (25 feet from the centerline) of Greer Road with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505, in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 70 degrees 32 minutes 18 seconds West 56.21 feet to the beginning of a curve in said right-of-way concave to the Southwest and having a radius of 888.64 feet; Thence, with said curve and right-of-way, northwesterly and arc distance of 101.72 feet to the point of tangency; Thence, with said right-of-way, North 77 degrees 05 minutes 50 seconds West 169.33 feet to the beginning of a curve in said right-of-way concave to the Northeast and having a radius of 311.66 feet; Thence, with said curve and right-of-way, northwesterly an arc distance of 283.14 feet to the point of tangency; Thence, with said right-of-way, North 25 degrees 02 minutes 34 seconds West 79.98 feet to the beginning of a curve in said right-of-way concave to the East and having a radius of 549.82 feet; thence, with said curve and right-of-way, northerly an arc distance of 82.77 feet to an iron pin; Thence, severing the property of Waverly E. Williams, of record in Deed Book 4740, page 808 in Register's Office for Davidson County, Tennessee, North 73 degrees 34 minutes 59 seconds East 601.68 feet to an iron pin in said Morgan's and Roberts' westerly boundary line; Thence, with said boundary line, South 1 degree 26 minutes 02 seconds East 576.76 feet to the beginning, containing 5.10 acres.

Being the same property conveyed to Margaret C. Bateman, unmarried, and William A. Snoddy and wife, Lisa J. Snoddy as joint tenants with rights of survivorship, by Quitclaim Deed of record by Instrument Number 20040108-0003332 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **2620 Greer Road, Goodlettsville, TN 37072**

(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 31st day of January, 2005.

Lisa J. Snoddy

Margaret C. Bateman

William A. Snoddy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARGARET C. BATEMAN, Unmarried, and WILLIAM A. SNODDY, and wife, LISA J. SNODDY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of January, 2005.

My Commission Expires:
9-22-07

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Witness my hand at office this 31st day of January, 2005.

Commission expires:

Notary Public

File Number: 250101026

RETURN TO:
Castleman Title
110 Glancy Street
Goodlettsville, TN 37027