WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/23/2011
(AFFIX SEAL)

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Snoddy	Benjamin Snoddy	04301001300
(NAME)	(NAME)	
109 Elmore Ave.	109 Elmore Ave.	
(ADDRESS)	(ADDRESS)	
Madison, TN	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081532

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jesse C Douglas and Brenda J Douglas**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Snoddy**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Davidson County DEEDWARR
Recvd: 07/30/08 09:27 2 pgs
Fees:13.00 Taxes:155.40
20080730-0077779

SEE ATTACHED LEGAL DESCRIPTION

unimproved ☐

This is improved ☒ property, known as 109 Elmore Ave., Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 29th day of July, 2008.

Jesse C Douglas

Brenda J Douglas

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jesse C Douglas and Brenda J Douglas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jesse C Douglas and Brenda J Douglas executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2008.

Commission expires: 5/23/2011

Notary Public

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 14 of Block "D" on the Map of Eastlaw, a subdivision of the Edgemeade Farm, as record on Book 547, page 153-154, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the Northerly side of Elmore Street and runs back 109.45 feet on the Easterly line and 107.35 feet on the Westerly line to a dead line on the rear measuring 50 feet thereon.

BEING all of the same property conveyed to James D. Cope and wife, Ruby J. Cope by Warranty Deed from Harold D. Woosley and wife, Nancy Woosley of record in Book 4547, Page 278, Register's Office for Davidson County, Tennessee. The said James D. Cope is now deceased, leaving the said Ruby J. Cope the surviving tenant by the entirety and sole owner of said land. Ruby J. Cope conveyed said land to Ruby J. Cope, Brenda J. Douglas and Jesse C. Douglas, Sr., as joint tenants with right of survivorship, by instrument appearing of record in Book 9679, page 945, Register's Office aforesaid. The said Ruby J. Cope died on or about August 15, 2007.