File No. 290201151

WARRANTY DEED

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090035394 DEEDWARR
Recvd: 05/29/09 11:15 2 pgs
Fees:13.00 Taxes:825.10
20090529-0049415

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Sneed	NEW OWNER	102140012400
(NAME)	(NAME)	
918 Bresslyn Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I , **Ann O. Clark, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Adam Sneed, unmarried**, hereinafter called the grantee(s), 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. 293, on the Plan of Brook Meade, Section 8, as shown by plat of record in Plat Book 2900, Page 134, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ann O. Clark, An Unmarried Person by Warranty Deed dated October 19, 2006, filed October 31, 2006, from Carol A. Jones, An Unmarried Person, of record by Instrument No. 20061031-0135166, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID No.: 10214002400

Note: The property described herein, located in the County of Davidson, is not assessed with City Taxes.

Subject to all matters as set forth on the plat of record in Plat Book 2900, Page 134, Register's Office of Davidson County, Tennessee.

This conveyance is further 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 918 Bresslyn Rd., Nashville, TN 37205
(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hands this 22nd day of May, 2009.

Ann O. Clark

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ann O. Clark, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 22nd day of May, 2009.

Commission expires:

Notary Public

File Number: 290201151

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Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

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State of Tennessee Notary Public
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