WARRANTY DEED

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 $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-21-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam G Sneed	New Owner	09900001000
(NAME) 918 Bresslyn Rd	(NAME)	
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(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, we, **Jimmy Dale Miller and Gloria Jean Miller**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Adam G Sneed**, hereinafter called the GRANTEE(S), their heirs and/or 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. 7 of the S.L. Lewis property described according to a survey of John B. Bates, dated April 20, 1977, as follows:

Beginning at a point in the easterly margin of Pond Creek Road, 1600 feet more or less south of a culvert under the road; thence North 87 degrees 30 minutes East 1100.00 feet to a point; thence South 1 degree 00 minutes West 200 feet; thence South 87 degrees 30 minutes West 1124.23 feet to an iron pin in the easterly margin of Pond Creek Road; thence northerly with the margin of Pond Creek Road 200 feet to the point of beginning, containing 5.05 acres, more or less.

Being the same property conveyed to Jimmy Dale Miller and Gloria Jean Miller by Deed from Federal Home Loan Mortgage Corp (Freddie Mac), dated 12/29/2010 and filed for record on 01/18/2011 in Instrument No. 20110118-0004584, Register's Office for 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 4244 POND CREEK Road, PEGRAM, TN 37143
(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), their heirs and/or 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), their heirs and/or 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 21st day of January 2011

Jimmy Dale Miller

Gloria Jean Miller

BILL GARRETT, Davidson County
Trans: T20110005195 DEEDWARR
Recvd: 01/26/11 13:52 2 pgs
Fees: 13.00 Taxes: 118.40
20110126-0007308

File No.: 01288-1479
SMG TN Warranty Deed

State of Tennessee
County of Williamson

Personally appeared before me Jimmy Dale Miller and Gloria Jean Miller, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of January, 2011.

Notary Public Tonja Barron
My Commission Expires: 11-21-12

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



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