WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/11 13:22 2 pgs
Fees:13.00 Taxes:151.70
20110624-0048636

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$41000.00.**

Affiant

Subscribed and sworn to before me this 24th day of June, 2011.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kevin L. Baggett	Same	061-12-0-192.00
1135 Greenland Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sara Zimmerle Sneed**, a widow, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin L. Baggett**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 50 feet of Lot No. 19 on the plan of a subdivision of the Greenland tract, of record in Book 421, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said easterly part of said Lot No. 19 fronts 50 feet on the northerly side of Greenland Avenue and extends back between lines 397 feet on the easterly side and 391 feet, more or less, on the westerly side to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Kenneth H. Sneed and wife, Sara Zimmerle Sneed, by deed from L.H. Hardaway and wife, Daisie Gupton Hardaway, on October 10, 1950, of record in Book 1908, page 453, Register's Office for Davidson County, Tennessee. The said Kenneth H. Sneed having died leaving said property to Sara Zimmerle Sneed by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 40, Register's Office Davidson County, Tennessee.

This is improved property known as: **1133 Greenland Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 24, 2011.

Sara Z. Sneed by Marilyn S. [redacted] Ayers, as attorney-in-fact.
Sara Z. Sneed by Marilyn Sneed Ayers, as attorney in fact

POA recorded in Instrument Number 20080603-056612

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Marilyn Sneed Ayers with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Sara Z. Sneed, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sara Z. Sneed the bargainor(s), by the said Marilyn Sneed Ayers, as Attorney-in-Fact.

WITNESS my hand and seal, this 20th day of June, 2011

_____ My Commission Expires: 8/23/11

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY