THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130055602 DEEDWARR
Recvd: 07/01/13 11:53 2 pgs
Fees:13.00 Taxes:2238.50

20130701-0067545

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Shipp and Mary Kim Shipp	New Owner	
6 Abbeywood Ct.		131-06-0-F-003.00CO
Nashville, TN 37215		
(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, **William Anderson Sneed, Jr. and Bradford S. Proctor, as Co-Trustees of the Sneed Family Trust established under the Last Will and Testament of Patricia Lee Snider Sneed, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Shipp and wife, Mary Kim Shipp**

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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Burton Hills, Village of Abbeywood, Tract 21, a Portion of Zone Lot II, of record in Plat Book 6900, Page 223, as amended in Book 7255, page 531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia S. Sneed by Warranty Deed from Craig W. Menzie and wife, Jennifer K. Menzie, of record at Instrument No. 20020927-0118084, Register's Office for Davidson County, Tennessee, dated September 25, 2002 and recorded on September 27, 2002. The said Patricia S. Sneed a/k/a Patricia Lee Snider Sneed died on September 12, 2009 and by her Last Will and Testament filed as Docket No. 09P-1496 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to The Sneed Family Trust, and appointed William Anderson Sneed, Jr. and Bradford S. Proctor, as Co-Trustees.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6 Abbeywood Ct., Nashville, TN 37215.**

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 the 28th day of June, 2013.

William Anderson Sneed, Jr., Co-Trustee

Co-Trustee

Bradford S. Proctor, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Anderson Sneed, Jr. and Bradford S. Proctor, as Co-Trustees of the Sneed Family Trust established under the Last Will and Testament of Patricia Lee Snider Sneed, deceased,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of June, 2013.

My Commission expires: March 4, 2016

Notary Public

