Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20130056182 DEEDWARR
Recvd: 07/02/13 11:09 2 pgs
Fees:13.00 Taxes:370.00

20130702-0068195

13-0192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 27th day of June, 2013.

Notary Public
My Commission Expires: 04/01/17

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Turner Talley	Charter Construction	91-08
4411 Kentucky Avenue	P.O. Box 90970	186.00, 187.00 & 338.00
Nashville, TN 37209	Nashville, TN 37209	

WARRANTY DEED

For and in 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, I, **Robert B. Sneed, Jr., a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Turner Talley**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

TRACT NO. I AND II

Land in Davidson County, Tennessee, being Lot No. 38 and 39, on the unrecorded Plan of the Subdivision of the Beatrice Lockhart Property, in the old 25th Ward of the City of Nashville and described according to a copy of a survey thereof made by S.R. Sandford, Civil Engineer, dated December 14, 1932, as follows:

Said Lot No. 38 fronts 50 feet on the southerly margin of Kentucky Avenue and extends back between parallel lines 155 feet to an alley.

Said Lot No. 39 fronts 50 feet on the southerly margin of Kentucky Avenue and extends back between parallel lines 155 feet to an alley.

TRACT NO. III

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Gibson Subdivision, of record in Book 8250, Page 285, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

All being the property conveyed to Robert B. Sneed, Jr. by deed from Joseph C. Gibson and wife, Ruby Baker Gibson, dated February 7, 2000, recorded as Instrument No. 20010212-0013421, Register's Office for Davidson County, Tennessee.

Glenda Gibson Sneed, wife of Robert B. Sneed, Jr., joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4411 Kentucky Avenue, Nashville, TN 37209.**

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 my hand this 27th day of June, 2013.

Robert B. Sneed, Jr.

Glenda Gibson Sneed

STATE OF FLORIDA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert B. Sneed, Jr. and Glenda Gibson Sneed**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Key West, Florida, this 27th day of June, 2013.

CONNIE L. MANASCO
Notary Public - State of Florida
My Comm. Expires Sep 27, 2014
Commission # EE 30153

Connie Manasco
Notary Public

My Commission Expires: 9/27/14