BILL GARRETT, Davidson County
Trans:T20130060871 DEEDWARR
Recvd: 07/17/13 12:00 2 pgs
Fees:13.00 Taxes:2072.00

20130717-0073888

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Sherri Church
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2013

Wanda C. Hiett
Notary Public
Commission Expires: 11-16-2015

WANDA C. HIETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Address of New Owner	Send Tax Bills To:	Map & Parcel
William A. Sneed, Jr. Barbara H. Sneed 5900 Sedberry Road Nashville, TN 37205	NEW OWNER	116.05-0-012.00

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/WE,

James R. Mills, Personal Representative for the Estate of Ruth M. Byrd

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William A. Sneed, Jr. and Barbara H. Sneed, husband and wife

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. 300 on the Plan of Hjllvood Estates, Section 12, as of record in book 2663, page 109, Register's Office for said county, described as follows:

Beginning on the westerly margin of Sedberry Road at the corner of Lots Nos. 300 and 301; thence with the line between said two lots westwardly 253.3 feet; thence north 7 degrees 04' east 200 feet to the southerly margin of Davidson Road; thence with the same eastwardly 230.1 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.3 feet to the westerly margin of Sedberry Road; thence with same southwardly 175 feet to the beginning.

Being the same property conveyed to Ruth M. Byrd by Quitclaim Deed from Jack K. Byrd as recorded on 12/15/1986 in Book 7069, Page 900, Register's office for Davidson County, Tennessee. The said Ruth M. Byrd having since died on March 10, 2011. Pursuant to the the Last Will And Testament of Ruth M. Byrd, No. 11P-415, in the Seventh Circuit Court of Davidson County, Tennessee, James R. Mills was appointed Personal Representaive of said estate with full power to convey subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5900 Sedberry Road, Nashville, TN 37205.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of July, 2013.

James R. Mills, Personal Representative for the Estate of Ruth M. Byrd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James R. Mills, Personal Representative for the Estate of Ruth M. Byrd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2013.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)

Notary Public
My Commission Expires: