BILL GARRETT, Davidson County
Trans:T20140037024 DEEDWARR
Recvd: 05/28/14 10:05 2 pgs
Fees:13.00 Taxes:251.60

20140528-0045645

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Debra Snodgrass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
George Snodgrass	NEW OWNER	Parcel ID:
104 Medearis Dr.		0530702200
Old Hickory, TN 37138		

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, we

Neil David Jackson, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

George Snodgrass and wife, Debra Snodgrass

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:

Being part of Lot No. 28, Section "E", Village of Old Hickory, as shown on the revised plan, recorded January 6, 1950, in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Tract 1: Beginning with an iron pin at the southwest corner of Lot No. 28, Section "E", Village of Old Hickory, and running thence the following courses and distances: (1) North 0 degrees 47 minutes East 69.0 feet to an iron pin, thence (2) South 88 degrees 59 minutes East 50.7 feet to an iron pin; thence (3) North 0 degree 47 minutes East 19.0 feet to an iron pin; thence (4) South 88 degrees 59 minutes East 99.7 feet to an iron pin; thence (5) South 0 degrees 56 minutes West 88.0 feet to an iron pin; thence (6) North 88 degrees 59 minutes West 150.1 feet to an iron pin and the point of beginning.

Tract 2: Beginning with an iron pin at the Northwest corner of Lot No. 28, Section "E", Village of Old Hickory and running thence the following courses and distances: (1) South 88 degrees 59 minutes East 50.7 feet to an iron pin; thence (2) South 0 degrees 47 minutes West 19.0 feet to an iron pin; thence (3) North 88 degrees 59 minutes West 50.7 feet to an iron pin; thence (4) North 0 degrees 47 minutes East 19.0 feet to an iron pin and the point of beginning.

BEING the same property conveyed to Neil David Jackson by deed from US Bank National Association, as Trustee, of record in Instrument 20140502-0037490, dated April 28, 2014, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2031, Page 315, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 132, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1713 Overton St., Old Hickory, TN 37138

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 May, 2014.

Neil David Jackson

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 Neil David Jackson, 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 27th day of May, 2014.

My Commission Expires: 5-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.