BILL GARRETT, Davidson County
Trans:T20140073939 DEEDWARR
Recvd: 10/01/14 14:59 3 pgs
Fees:18.00 Taxes:345.95
20141001-0090719

THIS INSTRUMENT PREPARED BY:
UNGER & GODWIN
Attorneys at Law
P.O. Box 842
Martin, Tennessee 38237

PREPARED WITHOUT TITLE OPINION
PREPARED WITHOUT SURVEY

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS I, BILLY BUTLER COLE, by and through my attorney-in-fact, Anna Beth Morgan, have this day granted, bargained and sold by these presents do transfer and convey unto CHRISTOPHER R. SNODDY, his heirs and assigns, the hereinafter described land, situated in the USD Civil District of the County of Davidson and State of Tennessee, and more particularly described as follows, to-wit:

BEING Lot No. 34 on the Map of Donelson Heights, as of record in Book 1424, Page 35, Register's Office for said county, and described as follows:

BEGINNING at a point in the easterly margin of Surrey Road at the common corner of lots 33 and 34; thence with the line between said lots, easterly 140.08 feet to the common corner of said lots and lots 35 and 36; thence northerly with the line between lots 35 and 34, 100 feet to the southerly margin of McCampbell Avenue; thence with the margin of said avenue, westerly 115.28 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the easterly margin of Surrey Road; thence with the margin of said road, southerly 75 feet to the point of beginning.

This property is conveyed subject to the plan of record in Book 1424, Page 35, restrictive covenants of record in Book 1537, Page 48, as amended by court decree in Book 6756, Page 129, said Register's Office; and to all applicable local government planning, building and zoning regulations.

SOURCE OF TITLE: BOOK 6986, PAGE 948, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE

Map 096-09-0, Parcel 114.00

Billy Butler Cole executed a Durable Power of Attorney appointing Anna Beth Morgan as his attorney in fact, with rights to sell real estate, said Durable Power of Attorney being dated May 15, 2014 and of record in ~~Book~~ Instrument No. ~~Page~~ 20140922-0086461 Register's Office of Davidson County, Tennessee

The name and address of the property owner and person responsible for the payment of the 2015 real estate taxes:

Christopher R. Snoddy
315 Dawood Dr.
Nashville, TN 37217

TO HAVE AND TO HOLD the premises aforesaid unto the said CHRISTOPHER R. SNODDY, his heirs and assigns, forever. The said BILLY BUTLER COLE, by and through his attorney-in-fact, Anna Beth Morgan, hereby covenants that he is lawfully seized and possessed of an indefeasible estate in fee in the premises hereby conveyed; that he has a good right to convey the same; that the said premises are free and clear of any encumbrances, except as described above and except for the lien of the 2014 real estate taxes which are neither due nor payable, and that he will warrant and defend the title to the said premises unto the said vendee, his heirs and assigns, forever, against the lawful claims and demands of all persons whomsoever.

The said vendor, and all persons rightfully claiming under him, will from time to time, and at all times, at the request and cost of the said vendee, his heirs and assigns, execute all such further assurances for the further or more perfectly satisfactorily assuring and confirming the said hereditaments and premises hereby granted as shall be necessary to effectuate the purposes of this instrument.

Witness, my hand, by and through my attorney-in-fact, this 17th day of September, 2014.

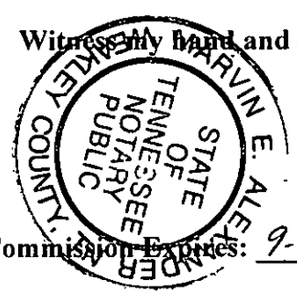
Billy Butler Cole
BILLY BUTLER COLE

BY: Anna Beth Morgan
ANNA BETH MORGAN,
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Madison

Before me, A Notary Public of the State and County aforesaid, personally appeared ANNA BETH MORGAN, to me known, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument at Attorney-In-Fact on behalf of BILLY BUTLER COLE and acknowledged that she executed the same as the free act and deed of the said BILLY BUTLER COLE.

Witness my hand and Seal of office in said County on the day above written.



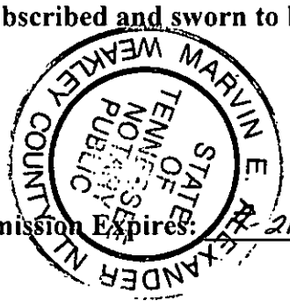
NOTARY PUBLIC

My Commission Expires: 9-21-16

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 93,500.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Anna Beth Morgan
Affiant

Subscribed and sworn to before me this the 17th day of September, 2014.



Mary E. Weakley
NOTARY PUBLIC

My Commission Expires: 4-21-16

Snoddy from Cole (Sept. 18, 2014)