File Box 8

BILL GARRETT, Davidson County
Trans:T20150007342 DEEDWARR
Recvd: 01/29/15 14:19 2 pgs
Fees:13.00 Taxes:980.50
20150129-0008692

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57171
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Polymathic Properties 707 Aldridge Road, Suite B Vacaville, CA 95688	New Owner

TAX MAP PARCEL NUMBERS: 11502002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Snow and Kathleen P. Snow**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Polymathic Properties** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, February 1960, as follows:

BEGINNING on the westerly margin of Davidson Drive at the southeast corner of the property conveyed to John T. Pardon and wife, by deed from H. L. Crowder and wife, of record in Book 3074, Page 353; thence with Pardon's southerly line, westwardly 162.8 feet to the center of a creek; thence with the center of same South 14° 05' West 59.8 feet and South 4° West 61.4 feet to a point; thence eastwardly 178.4 feet to the westerly margin of said Davidson Drive; thence with same northwardly 120 feet to the beginning.

Being the same property conveyed to Michael Snow and wife, Kathleen P. Snow by Warranty Deed from Michael K. Bluett and wife, Julia R. Bluett, dated May 1, 1986, recorded May 2, 1986 in Book 6846, Page 208, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years.

This is improved property, known as 983 Davidson Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January 2015

Michael Snow
Michael Snow

Kathleen P. Snow
Kathleen P. Snow

State of Tennessee

County of Davidson

On this 28th day of January, 2015, before me the undersigned authority, personally appeared Michael Snow and Kathleen P. Snow, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Diane K. Mann
Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 1-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $265,000.00.

Diane K. Mann
Affiant

Sworn and subscribed before me this 28th day of January, 2015

Gregory Polzin
Notary

My Commission Expires: 3/7/17

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.