BILL GARRETT, Davidson County
Trans:T20150075615 DEEDWARR
Recvd: 09/04/15 10:04 4 pgs
Fees:23.00 Taxes:289.78
20150904-0090301

This instrument prepared by:
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MAP/PARCEL NO.
105-10-220
16 W – 6290

Name and Address of New Owner:
Melanie Snow Decker
1852 Waverley Mansion Road
West Point, MS 39773
T: (662) 494-1399

Send Tax Bills to:
Melanie Snow Decker
1852 Waverley Mansion Road
West Point, MS 39773
T: (662) 494-1399

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT SNOW ("Grantor") has this day bargained and sold, and does hereby transfer and convey to MELANIE SNOW DECKER ("Grantee), her heirs, successors and assigns, the following described land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of C.S. Caldwell's second Roycroft Subdivision of record in Book 421, Page 176, Register's Office for said county and more particularly described according to the unrecorded survey by G. Barry Greer, July 12, 1972, as follows:

Beginning at an iron pin 56.43 feet in a southerly direction from the intersection of the sidewalk on Roycroft Place and 8th Avenue, South; thence South 86 degrees 29 minutes East 152.40 feet to an iron pin; thence along the westerly margin of an alley South 4 degrees 30 minutes West 50 feet to a railroad spike; thence North 86 degrees 29 minutes West 149.77 feet to a stone pillar; thence North 1 degree 29 minutes East 50 feet along the back of the sidewalk to the point of beginning.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson, by deed from J.L. Pewitt and wife, Lucille Pewitt and E.C. Pewitt and wife, Mary S. Pewitt, of record in Book 4774, Page 418, Register's Office for Davidson County, Tennessee, and by deed from William M. Colson to Katherine L. Colson by Deed of record in Book 6856, Page 463.

Being also the same property conveyed by Gage Hampton Snow to Robert Snow by Instrument No. 2014-09190086129 as found in the Register's Office for Davidson County, Mississippi.

This conveyance is made subject to the 2015 County and State taxes, which have been prorated and assumed herein by the Grantee. All taxes assessed against the property from the date of this instrument shall be borne by the Grantee herein.

This is improved property known as 2002 8th Avenue, South, Nashville, Davidson County, Tennessee.

To have and to hold said real estate with the appurtenances, estate, title and interest thereto belonging to the Grantee and her heirs, successors and assigns forever.

Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, her heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 14th day of August, 2015.

Robert Snow
ROBERT SNOW

STATE OF MISSISSIPPI
COUNTY OF CLAY

Personally appeared before me, on this the 14th day of August, 2015, within my jurisdiction, the within named ROBERT SNOW, who being known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged that the execution of same to be his free act and deed.

Vicki Ray
NOTARY PUBLIC

(SEAL)

My commission expires:

6-15-16

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 89899
VICKI RAY
Commission Expires
June 15, 2016
CLAY COUNTY

STATE OF MISSISSIPPI
COUNTY OF CLAY

The actual consideration or value, whichever is greater, for this transfer is $ 78,320.00.

Robert Snow
ROBERT SNOW

SUBSCRIBED TO AND BEFORE ME, on this the 14th day of August, 2015.

Vicki Ray
NOTARY PUBLIC

(SEAL)

My commission expires:

6-16-16

