BILL GARRETT, Davidson County
Trans:T20160002750 DEEDWARR
Recvd: 01/12/16 09:46 2 pgs
Fees:13.00 Taxes:277.50
20160112-0003048

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 75,000.00

Affiant

Subscribed and sworn to before me, this 7th day of January, 2016

Notary Public

My commission expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Snodgrass **Patti Snodgrass**	**David Snodgrass** **Patti Snodgrass**	**05112002600**
5407 Woodbury Cove	**5407 Woodbury Cove**	
Paragould, AR 72450	**Paragould, AR 72450**	

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 ACKNOWLEDGE, WE,

Vicki L. Smith, and Ethal A. Taylor, and Cherry D. Carlisle and James R. McKee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Snodgrass and Patti Snodgrass, 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:

Being Lot No. 34 on the Map of Section I, Morningside Heights, of record in Book 1130, page 76, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Berkley Drive, at the corner of Lots Nos. 34 and 35; thence with the line between said two lots, northerly 121.6 feet to the southerly margin of Lot No. 32; thence easterly with the line between Lots Nos. 32 and 34, 35 feet to the corner of Lots Nos. 32 and 33; thence continuing easterly and with the line between Lots Nos. 33 and 34, 85 feet to the westerly margin of Argle Avenue; thence with the margin of the same, southerly 95 feet to the beginning of a curve; thence around said curve, southwesterly 47.25 feet to the northerly margin of Berkley Drive; thence with the margin of the same, westerly 85 feet to the point of beginning.

Being the same property conveyed to Virginia L. Brown, a widow, from Bobby D. Curtis and wife, Mary Ann C. Curtis by Warranty Deed dated July 6, 1961 and of record in Book 3251, page 497, Register's Office for Davidson County, Tennessee. Virginia L. Brown died intestate on 3/3/15 leaving Vicki L. Smith, Ethel A. Taylor, Cherry D. Carlisle, and James R. McKee as her sole heirs at law. Reference to In Re: Virginia L. Brown, No. 15P-1080, Seventh Circuit Court for Davidson County, Tennessee. Further reference to Affidavit of Heirship being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 115 Berkley Drive, Madison, TN 37115.

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 in 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/our hand(s) this 7th day of January, 2016.

Vicki L. Smith

Vicki L. Smith

Ethel A. Taylor

Ethel A. Taylor

Cherry D. Carlisle

Cherry D. Carlisle

James R. McKee

James R. McKee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Vicki L. Smith, the within named Grantor(s), 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, at office, this 7th day of January, 2016.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ethel A. Taylor, the within named Grantor(s), 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, at office, this 7th day of January, 2016.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cherry D. Carlisle, the within named Grantor(s), 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, at office, this 7th day of January, 2016.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, James R. McKee, the within named Grantor(s), 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, at office, this 7th day of January, 2016.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY