WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013581 DEEDWARR
Recvd: 02/18/16 14:32 3 pgs
Fees:18.00 Taxes:314.50

20160218-0015581

Y-PR-16-5078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
G. Michael Moorer	New Owner	
(NAME)	(NAME)	**163-53.00**
3516 Lake Towne Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEWELL ELAINE WHITE, BETTY SNELL, TIFFANY SNELL BARNEY, TIMOTHY SCOTT SNELL, JOSEPH LANDON SNELL AND CHRISTOPHER ATKINS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **G. MICHAEL MOORER, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A tract of land in the 2nd, formerly 5th, Civil District of Davidson County, Tennessee, being the Northwest part of Tract No. 1 on the Map showing the Division of the Walker Farm, near Antioch, Tennessee, of record in Plat Book 2, Page 169, Chancery Court at Nashville, and described as follows:

Beginning at a point in the South margin of Antioch and Mt. View County Road, the Northeast corner of Tract 1, in the West line of the Cone lands; thence with the East line of said tract 1, along Cone and Searles West line South 3-1/2 degrees West 420 feet to a point; thence Westerly 420 feet to a point; thence North 3-1/2 degrees East 420 feet to the South margin of said Road; thence with the margin of said Road Easterly 420 feet to the point of beginning, containing 4 acres, more or less.

Being the same property conveyed to Jewell Elaine White, Larry Raymond Snell, Kenneth Edwin Snell and Rebecca Theresa Snell by Quitclaim Deed from Edith Pauline Ervin (formerly known as Edith Pauline Snell), an unmarried woman, recorded on the 30th day of April, 2001 in Instrument No. 20010430-0043299, in the Register's Office of Davidson County, Tennessee.

The said Larry Raymond Snell having since died intestate on November 18, 2006, leaving the said Betty Snell and Tiffany Snell Barney as his heirs at law as evidenced in the Affidavit of Heirship of record in Instrument No. 20160218-0015578 Register's Office for Davidson County, Tennessee.

The said Kenneth Edwin Snell having since died intestate on October 3, 2015, leaving the said Timothy Scott Snell and Joseph Landon Snell as his heirs at law as evidenced in the Affidavit of Heirship of record in Instrument No. 20160218-0015579, Register's Office for Davidson County, Tennessee.

The said Rebecca Theresa Snell having since died intestate on February 25, 2006, leaving the said Christopher Atkins as her heis at law as evidenced in the Affidavit of Heirship of record in Instrument No. 20160218-0015580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DIVISION OF THE WALKER FARM, as recorded in Plat Book 2, Page(s) 169, Chancery Court.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5078 Mt. View Road, Nashville, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF FEBRUARY, 2016.

Jewell Elaine White

Betty Snell

Tiffany Snell Barney

Timothy Scott Snell

Joseph Landon Snell

Christopher Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEWELL ELAINE WHITE, the within named bargainor, 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, this the 16th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY SNELL, the within named bargainor, 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, this the 16th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tiffany Snell Barney, the within named bargainor, 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, this the 16th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)

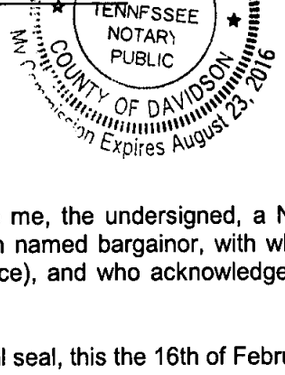
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Scott Snell, the within named bargainor, 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, this the 16th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)

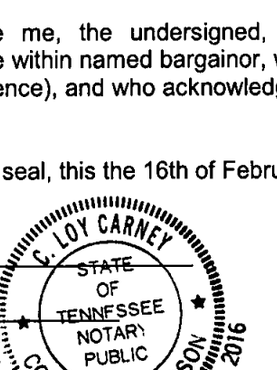


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH LANDON SNELL, the within named bargainor, 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, this the 16th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER ATKINS, the within named bargainor, 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, this the 16th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212