Davidson County	DEEDWARR
Recvd: 06/13/16 14:09	2 pgs
Fees:13.00 Taxes:962.00	
20160613-0059590	

WARRANTY DEED

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Marla Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
162675 Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Brooke Glenn	Stifel Bank + Trust	
(NAME)	(NAME)	172030B00800CO
5325 Windypine Drive	12655 Olive Blvd Ste 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	St Louis, MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **YVONNE AIKEN SNYDER, ADMINISTRATOR OF THE ESTATE OF THOMAS RUSSELL MONEYPENNY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER BROOKE GLENN, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of the Woodlands, Phase II, of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marjorie D. Moneypenny, unmarried, and Thomas R. Moneypenny and wife, Yvonne A. Moneypenny, all as Joint Tenants with Right of Survivorship by deed from Bruce W. McNeilage, an unmarried person, dated October 31, 2003, of record as Instrument #20031105-0162019, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Yvonne A. Moneypenny, unmarried to Thomas R. Moneypenny, unmarried, as recorded on the 6th day of December, 2010 in Instrument No. 20101206-0096999, said Register's Office. Marjorie D. Moneypenny having since died on June 12, 2006. Thomas R. Moneypenny a/k/a Thomas Russell Moneypenny has since died. Yvonne Aiken Snyder was appointed Administrator of the Estate of Thomas Russell Moneypenny and is authorized to sell real estate pursuant Order entered on June 1, 2016 in Probate Docket No. 15P2037, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 6900, Page(s) 635, said Register's Office; and restrictive covenants of record in Book 7334, Page 109, Book 7408, Page 250, amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and Book 8643, Page 675, said Register's Office; Charter of The Woodlands Homeowners' Association recorded in Book 8454, Page 246, said Register's Office; Deed of Conveyance to Metro Government of Sewer Lines recorded in Book 8541, Page 230, said Register's Office; Quit Claim Deed to Homeowners Association (Common Area) recorded in Book 8472, Page 310, said Register's Office; Matters on the Planned Unit Development Boundary Plat in Book 6900, Page 497; said Register's Office; Storm Water Detention Agreement in Book 7336, Page 3, said Register's Office; Subject to Terms and Conditions in Agreement recorded at Instrument No. 20010727-0079833, said Register's Office; Easement(s) recorded in Book 6710, Page 495 and Book 5680, Page 566, said Register's Office.

unimproved
This is improved x property, known as 5325 Windypine Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 9th day of June, 2016

Yvonne Aiken Snyder, Administrator

YVONNE AIKEN SNYDER, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Yvonne Aiken Snyder with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that she is the Administrator of the Estate of Thomas Russell Moneypenny, and who further acknowledged that she is authorized to execute the within instrument as Administrator of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 9 day of June, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law. .

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018