THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411722**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2017. Notary Public My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE NOTARY PUBLIC J ANDERSON DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170047448 DEEDWARR
Recvd: 06/05/17 12:32 3 pgs
Fees:18.00 Taxes:1535.50

20170605-0055836

WARRANTY DEED

Address New Owner: Glenn Sneed and Nancy Sneed 1708 ROSECRANS PL Brentwood TN 37027-1705	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0A-192.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alfred G. Adams, Jr., individually and as Executor of the Estate of Frances King Adams, and Marsha Adams Davis,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenn Sneed and Nancy Sneed, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 3 on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 405, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Radnor Homes, Inc. to Alfred G. Adams and wife, Frances K. Adams as recorded on the 24th day of March, 1998 in Deed Book 10850, Page 704; Probate Docket #17P312; Last Will and Testament of Frances King Adams recorded at Instrument No. 20170310-0023841 and Order of Probate for Muniment of Title recorded at Instrument No. 20170310-0023840, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 509, Plat Book 9700, Page 405 and Amenities Area recorded in Plat Book 7900, Page 807.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10453, Page 931 and Book 10694, Page 541.

Terms and provisions of by-Laws recorded in Book 8920, Page 45.

Charter of Fredericksburg Homeowners Association, Inc. recorded in Book 8920, Page 40.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431.

Easement for Construction, Maintenance and Drainage, recorded in Book 7851, Page 712.

Easement for Water Main, recorded in Book 9698, Page 81.

Easement for Sanitary Sewer, recorded in Book 9698, Page 124.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances as set forth in instrument recorded in Book 7358, Page 643.

Conveyance of open space recorded at Instrument No. 20131023-0110469.

Easement for BellSouth Telecommunications, recorded in Book 10709, Page 143.

Conveyance of Amenities Area recorded in Book 9443, Page 538.

This is improved property located at 1708 ROSECRANS PL Brentwood TN 37027-1705

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2017.

Alfred G. Adams, Jr, individually and as executor

Alfred G. Adams, Jr, Individually and as Executor

Marsha Adams Davis by Alfred G. Adams, Jr, Attorney-in-Fact

Marsha Adams Davis
By: Alfred G. Adams, Jr, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alfred G. Adams, Jr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2017.

Darleen L. Rodriguez

Notary Public

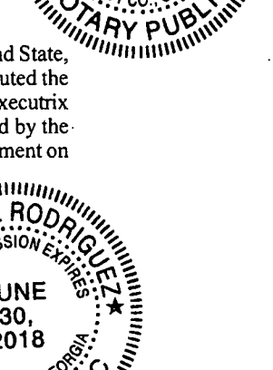
DARLEEN L. RODRIGUEZ
NOTARY PUBLIC
GWINNETT CO., GEORGIA
MY COMMISSION EXPIRES
JUNE 30, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfred G. Adams, Jr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Marsha Adams Davis, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of May 2017.

Notary Public



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfred G. Adams, Jr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executrix of the Estate of Frances King Adams, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of May 2017.

Notary Public

