WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

James M. Sartain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of August, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jimmy D. Sartain	NEW OWNER	Parcel ID:
6613 Holt Road		18000012000
Nashville, TN 37211		

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 acknowledged, we

Timothy S. Sneed and wife, Bonnie Sneed

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jimmy D. Sartain and wife, Betty Sartain and James M. Sartain and wife, Elizabeth Sartain*
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. 3, on the Plan of Redmond Lane Subdivision, as of record in Book 6200, Page 298, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy S. Sneed and wife, Bonnie Sneed by deed from Gordon G. McGuire and wife, Priscilla J. McGuire, of record in Instrument 20030730-0108077, said Register's Office, dated July 18, 2003.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 298, said Register's Office; (3) Sewer and Drainage Easement to Metro Government of record in Book 10419, Page 532, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6613 Holt Road, Nashville, TN 37211

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.

***tenants in common with right of survivorship**

BILL GARRETT; Davidson County
Trans:T20170070155 DEEDWARR
Recvd: 08/14/17 10:18 2 pgs
Fees:13.00 Taxes:1665.00
20170814-0083001

Witness our hands this 11th day of August, 2017.

Timothy S. Sneed

Bonnie Sneed

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy S. Sneed and Bonnie Sneed, 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 at Nashville, Tennessee, this 11th day of August, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.