THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170712531

BILL GARRETT, Davidson County
Trans:T20170071788 DEEDWARR
Recvd: 08/18/17 09:35 2 pgs
Fees:13.00 Taxes:1354.57
20170818-0084913

J ANDERSON
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $366,100.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory S. Pohl Daniel Bray 1505 Dresden Circle Nashville, TN 37215	New Owner	Tax Parcel ID No. 115-14-0-064.00

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, **Barbara Lee Burns Snell, Trustee of the Barbara Lee Burns Snell Living Trust dated February 8, 2001.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory S. Pohl and Daniel Bray, a married couple, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 739, as shown on the map entitled Plan of West Meade Farms Inc. Section VII, of record in Plat Book 2331, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES A. BURNS and wife, MILDRED B. BURNS and THEODORE J. SNELL and wife, BARBARA BURNS SNELL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from JAMES J. STACK and wife, LOIS E. STACK, of record in Book 4907, page 894, dated April 23, 1975, said Register's Office.

JAMES A. BURNS and wife, MILDRED B. BURNS conveyed their interest to THEODORE J. SNELL and wife, BARBARA BURNS SNELL, by quitclaim deed of record in Book 5192, page 731, dated August 30, 1976, said Register's Office.

THODORE J. SNELL died on or about April 1, 1982, leaving BARBARA BURNS SNELL as the surviving tenant by the entirety.

BARBARA LEE BURNS SNELL conveyed her interest to BARBARA B. SNELL, TRUSTEE FOR THE BARBARA LEE BURNS SNELL TRUST DATED NOVEMBER 19, 1992, by quitclaim deed of record in Book 8857, page 437, dated November 19, 1992, said Register's Office.

BARBARA B. SNELL, TRUSTEE FOR THE BARBARA LEE BURNS SNELL TRUST DATED NOVEMBER 19, 1992 conveyed her interest to BARBARA LEE BURNS SNELL, TRUSTEE OF THE BARBARA LEE BURNS SNELL LIVING TRUST DATED FEBRUARY 8, 2001, by quitclaim deed of record in Instrument No. 20010209-0012995, dated February 8, 2001, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 115-14-0-064.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2331, page 13, said Register's Office.

This is improved property located at 6433 Bresslyn Road Nashville TN 37205

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 7th day of August, 2017.

Barbara Lee Burns Snell TTEE

Barbara Lee Burns Snell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Lee Burns Snell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of the Barbara Lee Burns Snell Living Trust, dated February 8, 2001, 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 7th day of August, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018