WARRANTY DEED

Bill Garrett Davidson County
Batch# 6209 DEEDWARR
10/02/2017 08:53:48 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20171002-0100206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF September 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teras Enterprises, LLC	New Owner	
(NAME) P.O. Box 2207	(NAME)	105-16-126.00
(ADDRESS) Brentwood, TN 37024	(ADDRESS)	
(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, **MARK A. SNEED AND WIFE, TRACY T. SNEED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERAS ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Lot lying and being in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, and being lot number 109 on the Map of Corrine Place, as of record in Plat Book No. 332 at Page 1, of the Register's Office for Davidson County, Tennessee.

Said Lot 109 fronts 50 feet on the Easterly side of Gladstone Avenue and runs back between parallel lines 165 feet to an ally which has a rear line of 50 feet.

Being the same property conveyed by Quit Claim Deed from Mark A. Sneed and Anna S. Sneed, as joint tenants, with right of survivorship to Mark A. Sneed and wife, Tracy T. Sneed, as recorded on the 19th day of January, 2016 in Instrument No. 20160119-0004965; Quitclaim Deed from Mark A. Sneed and Deborah S. Sneed to Mark A. Sneed and Anna S. Sneed, as joint tenants, with right of survivorship, as recorded on the 27th day of August, 2008 in Instrument No. 20080827-0087726; Warranty Deed from Gloria Gibbs McCool to Mark Sneed and wife, Deborah S. Sneed, as recorded on the 4th day of September, 1996 in Deed Book 10176, Page 610; Quitclaim Deed from Lawrence Houston Gibbs and wife, Margie Eulalia Gibbs to Gloria Gibbs McCool, as recorded on the 4th day of September, 1996 in Deed Book 10176, Page 608 and Warranty Deed from John Riley Gibbs to Lawrence Houston Gibbs and wife, Margie Eulalia Gibbs, as recorded on the 3rd day of September, 1963 in Deed Book 3615, Page 589, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 2207 Gladstone, 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 29th day of September, 2017

MARK A. SNEED

TRACY T. 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 Mark A. Sneed and Tracy T. Sneed, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2017.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

Notary Public