BOX 10-B

Bill Garrett Davidson County
Batch# 21152 **DEEDWARR**
11/02/2017 10:32:41 AM 5 pgs
Fees: $28.00 Taxes: $407.00

20171102-0112483

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **1ST** DAY OF **NOVEMBER, 2017.**

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SN DEVELOPMENTS, LLC	**SAME**	**081-11-0-200.00**
110 30TH AVENUE SOUTH	(NAME)	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212-2511		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SUE WINTERS, GAIL CLEMONS, BENITA CLEMONS GARRETSON, ANGELA CLEMONS STEVENSON, KAREN CLEMONS, JUDY LYNN CLEMONS JONES, HERBERT VICTOR CLEMONS, BOBBY GENE CLEMONS, JR., CARLA HOUSTON-SIEW AND BILLIE ALFORD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SN DEVELOPMENTS, LLC, A TENNESSEE, LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, IT'S SUCCESSORS AND/OR ASSIIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the East 50 feet of Lot 387, as shown on the map entitled D.T. McGavock and Others Addition, of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to W. M. J. Thomas by deed from N. G. Head of record in Book 879, page 181, dated June 13, 1934, said Register's Office.

W. M. J. Thomas a/k/a William M. Thomas was divested of his interest in the subject property and title was vested in Morena Winters, f/k/a Morena Thomas pursuant to Divorce Decree recorded on May 5, 1943 in Book 1237, page 581, said Register's Office.

Morena Winters a/k/a Morena Winters Harrison died on or about November 14, 1975. Her Last Will and Testament, being filed in the Davidson County Probate Court, under Docket No. 62213, devised the subject property to Rachel Winters and Viola Eddings in equal shares.

Viola Eddings died on or about December 29, 1977. Upon her death, her interest in the subject property passed to her siblings, Miller Andrew Winters, Rachel Winters, Harry Winters and Zack Winters Jr. being her only heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20010618-0064448, said Register's Office.

Harry Winters died on or about November 23, 1991. He was survived by his spouse Willie Winters. Willie Winters died on or about April 20, 2001. Upon her death, her interest in the subject property passed to her only son Bobby Clemons, Sr., who predeceased his mother, Willie. He died on or about August 6, 1985. His interest in the subject property passed to his children, Gail Clemons, Bonita Faye Clemons, a/k/a Benita Clemons Garretson, Angela Clemons Stevenson, Karen Clemons, Judy Lynn Clemons Jones, Vic Clemons, a/k/a Herbert Victor Clemons, Bobby Clemons a/k/a Bobby Gene Clemons, Jr., and Carla Clemons, as evidenced by Affidavits of Heirship of record in Instrument No. 20171020-0107671, Instrument No. 20171020-0107672, and Instrument No. 20171020-0107673, said Register's Office.

(CONTINUED ON PAGE 2)

(CONTINUED FROM PAGE 1)

Zack Winters Jr. died on or about September 20, 1997 and was survived by his spouse Ina Winters.

Ina Winters, a/k/a Ina Hockett Winters died on or about March 30, 2003. Upon her death, her interest in the subject property passed to her brother, Searcy Hockett, her only heir, who predeceased his sister. He died on or about June 24, 1981. His interest in the subject property passed to his daughter, Billie Alford,as evidenced by Affidavit of Heirship of record in Instrument No. 20170817-0084496, as corrected by Corrective Affidavit of Heirship of record in Instrument No. 20170825-0087644, said Register's Office.

Rachel M. Winters conveyed her interest to Sue Winters, reserving a life estate unto herself, by quitclaim deed of record in Instrument No. 20010618-0064449, dated May 30, 2001, said Register's Office.

Rachel M. Winters died on or about July 17, 2002, extinguishing her life estate.

Miller Andrew Winters, joined by his wife, Katie Marie Winters, conveyed their interest to Sue Winters by quitclaim deed of record in Instrument No. 20010618-0064450, dated June 16, 2001, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Plat Book 21, page 41, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney of record as Instrument No.(s) 20171020-0107674, 20171020-0107675, 20171020-0107676, 20171020-0107677, 20171020-0107678, 20171020-0107679, 20171020-0107680, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 1617 17TH AVENUE NORTH, NASHVILLE, TN 37208
(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 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 our hands this 1st day of November, 2017.

Sue Winters
SUE WINTERS

Benita Clemons Garretson
By Gail Clemons Atty-in-fact
BENITA CLEMONS GARRETSON
BY: GAIL CLEMONS, HER ATTY-IN-FACT

Karen Clemons
By Gail Clemons Atty-in-fact
KAREN CLEMONS
BY: GAIL CLEMONS, HER ATTY-IN-FACT

Herbert Victor Clemons
By Gail Clemons Atty-in-fact
HERBERT VICTOR CLEMONS
BY: GAIL CLEMONS, HIS ATTY-IN-FACT

Carla Houston-Siew
By Gail Clemons Atty-in-fact
CARLA HOUSTON-SIEW
BY: GAIL CLEMONS, HER ATTY-IN-FACT

Gail Clemons
GAIL CLEMONS

Angela Clemons Stevenson
By Gail Clemons Attorney-in-fact
ANGELA CLEMONS STEVENSON
BY: GAIL CLEMONS, HER ATTORNEY-IN-FACT

Judy Lynn Clemons Jones
By Gail Clemons Atty-in-fact
JUDY LYNN CLEMONS JONES
BY: GAIL CLEMONS, HER ATTY-IN-FACT

Bobby Gene Clemons, Jr.
By Gail Clemons Atty-in-fact
BOBBY GENE CLEMONS, JR.
BY: GAIL CLEMONS, HIS ATTY-IN-FACT

Billie Alford
BILLIE ALFORD

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 **SUE WINTERS,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st of November, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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 **GAIL CLEMONS,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of November , 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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 **BILLIE ALFORD,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of November 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of November, 2017, before me personally appeared **GAIL CLEMONS, Attorney-in-Fact for BENITA CLEMONS GARRETSON,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **BENITA CLEMONS GARRETSON** , and who acknowledged that she executed the same as the free act and deed of **BENITA CLEMONS GARRETSON.**

Witness my hand and official seal at office this 1st day of November, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of November, 2017, before me personally appeared **GAIL CLEMONS, Attorney-in-Fact for KAREN CLEMONS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **KAREN CLEMONS**, and who acknowledged that she executed the same as the free act and deed of **KAREN CLEMONS.**

Witness my hand and official seal at office this 1st day of November, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of November, 2017, before me personally appeared **GAIL CLEMONS, Attorney-in-Fact for JUDY LYNN CLEMONS JONES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JUDY LYNN CLEMONS JONES** , and who acknowledged that she executed the same as the free act and deed of **JUDY LYNN CLEMONS JONES.**

Witness my hand and official seal at office this 1st day of November, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of November, 2017, before me personally appeared **GAIL CLEMONS, Attorney-in-Fact for HERBERT VICTOR CLEMONS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **HERBERT VICTOR CLEMONS**, and who acknowledged that she executed the same as the free act and deed of **HERBERT VICTOR CLEMONS.**

Witness my hand and official seal at office this 1st day of November, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of November, 2017, before me personally appeared **GAIL CLEMONS, Attorney-in-Fact for BOBBY GENE CLEMONS, JR.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **BOBBY GENE CLEMONS, JR.**, and who acknowledged that she executed the same as the free act and deed of **BOBBY GENE CLEMONS, JR..**

Witness my hand and official seal at office this 1st day of November, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

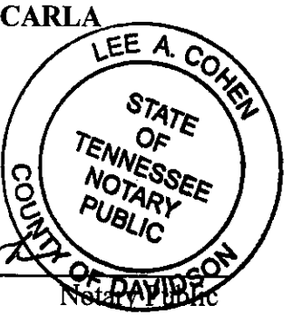
Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of November, 2017, before me personally appeared **GAIL CLEMONS, Attorney-in-Fact for CARLA HOUSTON-SIEW**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **CARLA HOUSTON-SIEW**, and who acknowledged that she executed the same as the free act and deed of **CARLA HOUSTON-SIEW .**

Witness my hand and official seal at office this 1st day of November, 2017.

My commission expires: **November 5, 2018**



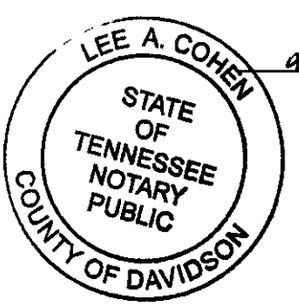
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of November, 2017, before me personally appeared **GAIL CLEMONS, Attorney-in-Fact for ANGELA CLEMONS STEVENSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **ANGELA CLEMONS STEVENSON** , and who acknowledged that she executed the same as the free act and deed of **ANGELA CLEMONS STEVENSON.**

Witness my hand and official seal at office this 1st day of November, 2017.

My commission expires: **November 5, 2018**



Notary Public