WARRANTY DEED

Bill Garrett Davidson County
Batch# 27631 **DEEDWARR**
11/20/2017 09:50:09 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20171120-0118666

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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
Timothy Snell and Kathleen Snell	Same as Owners	
(NAME)	(NAME)	
8243 Poplar Creek Rd		155-00-0-068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MICHAEL SUGG PETTY AND WILLIAM FRANKLIN CARTY, CO-EXECUTORS OF THE ESTATE OF ELVA RUTH JACKSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY SNELL AND KATHLEEN SNELL, HUSBAND AND WIFE,** 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:

Lying and being in the 9th Civil District of Davidson County, Tennessee and being more particularly bounded and described as shown on the Tax Books as Map 155-00-0, Parcel 068.00.

Beginning at a pile of stone being the corner of the Herndon and Harrison's land on Poplar Creek Road, North 30 deg. East 21-6 poles to a stake; thence North 27 deg. East 18-8 poles to a stake; thence North 56 deg. East 28-4 poles; thence North 72 deg. East 12.75 poles to a stake, Garland's corner; thence South 2 deg. West 35-5 poles to a stake with an elm pointer; thence North 81-1/2 deg. East 28-25 poles to a stake, Beech pointers; thence South 2 deg. West 28 poles, more or less, to an iron pipe in the May's line; thence North 87-1/2 deg. West 82 poles, more or less, to the beginning, containing 18 acres, more or less.

Less and except that portion conveyed to James Patrick Walsh in Instrument No. 20100409-0026992 and that portion conveyed to David E. Johnson in Instrument No. 20100409-0026991.

Being the same property conveyed by Warranty Deed from James Clark Akers, III and wife, Eleanor L. Akers to William H. Jackson and wife, Elva Ruth Jackson, as recorded on the 24th day of February, 1959 in Deed Book 2878, Page 55

Being the same property conveyed by Warranty Deed from William H. Jackson and wife, Elva Ruth Jackson to William H. Jackson and Elva Ruth Jackson, Trustees, or their successors in trust, under the revocable Jackson Living Trust, dated May 10, 1999, as recorded on the 11th day of May, 1999 in Deed Book 11474, Page 226, said Register's Office.

Being the same property conveyed by Warranty Deed from Elva Ruth Jackson, Trustee under the Jackson Living Trust to Elva Ruth Jackson, a widow, as recorded on the 7th day of April, 2008 in Instrument No. 20080407-0035165, said Register's Office. William Howard Jackson died on October 31, 2007. Elva Ruth Jackson died testate on March 1, 2017. Michael Sugg Petty and William Franklin Carty, Co-Executors under the Will of Elva Ruth Jackson, probated under Docket No. 17P533, in the Circuit Court of Davidson County, Tennessee, Probate Division were appointed to serve as Co-Executors of the Estate with the real property to be administered as part of the Probate Estate, with power to sell the same pursuant to said Will.

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.

unimproved
This is improved x property, known as 8243 Poplar Creek Rd, Nashville, TN 37221
(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 15 day of Nov, 2017

MICHAEL SUGG PETTY, CO-EXECUTOR

WILLIAM FRANKLIN CARTY, CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Michael Sugg Petty and William Franklin Carty, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executors of The Estate of Elva Ruth Jackson, and who further acknowledged that they are authorized to execute the within instrument as Co-Executors.

Witness my hand and official seal at Nashville, Tennessee this 15 day of November, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public