WARRANTY DEED

Bill Garrett Davidson County
Batch# 57272 DEEDWARR
02/09/2018 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20180209-0013273

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Sarah Kathryn Gritton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 7/16/21

(AFFIX SEAL)

SHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H.R. and Barbara Ferrell	H.R. and Barbara Ferrell	169000088.00
(NAME)	(NAME)	
5446 Pleasantview Road	5446 Pleasantview Road	169000036.00
(ADDRESS)	(ADDRESS)	
Memphis, TN 38134	Memphis, TN 38134	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Ryan Snellen, as Trustee of the James Ryan Snellen Living Trust, U/A Dated April 29, 2015,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Barbara Ferrell and H.R. Ferrell, wife and husband,** 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:

TRACT ONE:
Beginning at a small Elm on the east side of the Crowder driveway, also Brannon's northwest corner; thence with said David Brannon's north boundary line, North 85° East 200 feet to the center of Hester Beasley Road; thence with said Road North 1 1/2° East 84 feet to a point; thence South 85° West 202 1/2 feet to a stake on the east side of the Crowder driveway; thence along the east side of said driveway, South 01° West 84 feet to the beginning, containing .38 acres, more or less.

Being the same property conveyed to James Ryan Snellen, as Trustee of the James Ryan Snellen Living Trust, U/A Dated April 29, 2015 by Quitclaim Deed from James R. Snellen, unmarried man, dated July 28, 2015 and of record in Instrument No. 20150806-0078426 in the Register's Office of Davidson County, Tennessee.

This property is known as 8721 Hester Beasley Road, Nashville, TN 37221

TRACT TWO:
Beginning at a point in the center of the Hester Beasley Road at the center of a private road knowed as the Winston Crowder Road; Thence running with the center of the Winston Crowder road north 44 1/2° west 195 1/2 feet; thence north 26 1/2° west 45 feet to a stake; thence down the hill north 66° east 102 1/2 feet to the center of The Hester Beasley Road; thence up the hill and with said road south 26° east 71 feet; thence south 28° east 100 feet; thence south 11° west 69 feet to the point of beginning containing .39 acres more or less.

Being the same property conveyed to The James Ryan Snellen Living Trust by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, dated June 30, 2016 and of record in Instrument No. 20160623-0064046, in the Register's Office of Davidson County, Tennessee.

This property is known as 8745 Hester Beasley Road, Nashville, TN 37221

unimproved ☑

This is improved ☐ property, known as 8721 Hester Beasley Road, Nashville, TN 37221
8745 Hester Beasley Road, 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/our hands this 9th day of February, 2018.

James Ryan Snellen, as Trustee of the James Ryan Snellen Living Trust, U/A Dated April 29, 2015

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, James Ryan Snellen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The James Ryan Snellen Living Trust, U/A dated April 29, 2015 and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 9th day of February, 2018.

Notary Public Sasha Knowles
My Commission Expires: 7/18/21

SASHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

File No.: 22345

True Copy Certification

I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

Notary's Signature

My Commission Expires: 3-13-19