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

CRT File No. 180516122

Bill Garrett Davidson County
Batch# 112749 **DEEDWARR**
07/05/2018 11:20:32 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20180705-0065082

J ANDERSON
STATE OF 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: $700,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Wesley Snow 815 Willowdale Court Nashville TN 37220	New Owner	Tax Parcel ID No. 160-02-0-054.00

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, **William Ingram Price and Mary Helen Price, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael W. Snow and Molly C. Snow, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Russellwood Heights, as of record in book 3842, page 188, Register' s Office for said County, described as follows:

Beginning at a point on the easterly margin of Forest Acres Drive at the southwest corner of Lot No. 5 on said plan; thence with the curve in said Forest Acres Drive having a radius of 345 feet southwardly 170 feet; thence continuing with the easterly margin of said Drive south 7Â° 57' west 116.28 feet to a point, and south 14Â° 04' west 21.10 feet; thence south 89Â° 58' east 129.50 feet to a point; thence south 89Â° 54' east 90 feet to the southwest corner of Lot No. 3 on said plan; thence with the line between said Lot Nos. 3 and 4 northeastwardly 246.6 feet to the southerly margin of Willowdale Court; thence with the margin of the same northwestwardly 79.7 feet to the southeast corner of said Lot No. 5; thence with the line between said Lot Nos. 4 and 5 westwardly 235.8 feet to the beginning.

Being the same property conveyed to WILLIAM I. PRICE AND WIFE, MARY HELEN PRICE, by deed from W. P. RUSSELL AND WIFE, VIRGINIA C. RUSSELL, of record in Book 4224, page 432 , dated March 25, 1968 , said Register's Office. Being further conveyed to WILLIAM INGRAM PRICE AND MARY HELEN PRICE , AS TENANTS IN COMMON, by quitclaim deed from WILLIAM INGRAM PRICE (BEING THE ONE IN THE SAME AS WILLIAM I. PRICE) AND WIFE, MARY HELEN PRICE , AS TENANTS BY THE ENTIRETY, of record in Instrument No. 20091221-0115498, dated December 3, 2009, 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 2018 and subsequent years for Map-Par. 160-02-0-054.00.

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 Book 3842, page 188, said Register's Office.

This is improved property located at 815 Willowdale Court Nashville TN 37220

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 2nd day of July, 2018.

William Ingram Price by Amy Garrison, his Power of Attorney
Amy Garrison attorney in fact

Mary Helen Price by Amy Garrison, her Power-of-Attorney
Amy Garrison Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Garrison, 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, and who further acknowledged that she is the Attorney-in-Fact for William Ingram Price and Mary Helen Price and that she is authorized by William Ingram Price and Mary Helen Price to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of July, 2018.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018