WARRANTY DEED

Bill Garrett Davidson County
Batch# 135689 DEEDWARR
08/31/2018 02:44:30 PM 2 pgs
Fees: $13.00 Taxes: $185.00
20180831-0086785

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of August, 2018

Notary Public
My Commission expires: 4/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
SN Development LLC	SAME	051-00-0-043.00
110 30th Avenue South		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nellie Louise Talley, Martha Richardson, Mary J. Vance and William Allen Talley, Jr.,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **SN Development LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a part of a 9 acres tract in the original 11th Civil District of Davidson County, Tennessee, described according to a survey made by Harvey Gee, surveyor, dated March 20, 1962, as follows:

BEGINNING at a point in the west margin of Briarville Road at the southeast corner of a graveyard, said point being 154 feet more or less south from the south margin of a Lane; thence along the south line of said graveyard, South 88° 40' West 316 feet to a point; thence south 0° 15 feet west 60 feet; to a point; thence North 88° 40 feet East 316 feet more or less to the west margin of Briarville Road; thence with the margin of the same, North 0° 30' East 60 feet to the point of beginning.

Being the same property conveyed to Emma C. Talley, by deed from Nellie Louise Talley, William Allen Talley, Mary J. Vance, Martha Richardson by Patricia M. Hylton, Trustee, on January 10, 2003, of record in Book 20030113, page 0005235, Register's Office for Davidson County, Tennessee. The said Emma C. Talley died on March 22, 2010, leaving the property to Nellie Talley, Martha Richardson, Mary Vance and William Talley, as her Heirs-at-law, as evidence by an Affidavit of Heirship of record in Instrument Number _____201808310086783_____, said Register's Office. The said William Talley having since died leaving his interest in said property to William Talley, Jr., his sole Heir-at-law, as evidence by an Affidavit of Heirship of record in Instrument Number _____201808310086784_____, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Easement of record in Book 4199, page 492, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1224 Briarville Road, Nashville, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 27, 2018.

Nellie Louise Talley

Martha Richardson

Mary J. Vance

William Allen Talley Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nellie Louise Talley, Martha Richardson, Mary J. Vance and William Allen Talley, Jr.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 27, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.