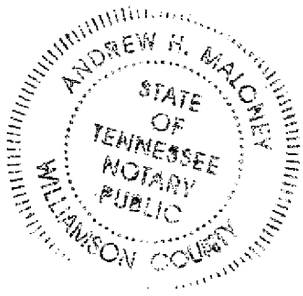
WARRANTY DEED



Karen Johnson Davidson County
Batch# 213206 DEEDWARR
04/03/2019 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30
20190403-0030145

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$339,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of April, 2019

Notary Public
My Commission expires: 8/1/22
(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:
Mary J. Lee	SAME	181-00-0-145.00
6145 Pettus Road		
Antioch, TN 37013		

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, **SN Development LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary J. Lee and Amanda Lee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, and shown as Tract No. 8 an unrecorded survey of the Jacey A. Moore, Jr., land dated August 14, 1973, and prepared by John B. Rainey, Surveyor, Job No. 78-123, and described as follows:

Beginning at an iron pin on the Westerly margin of Pettus Road, said pin being North 33 degrees 28' 41' East 953.63 feet as measured northwardly along the westerly margin of said road from the northerly line of he Elmo Murray Potts property of record in Book 4037, Page 359, R.O.D.C., Tennessee; thence leaving the margin of said road North 80 degrees 08; 06' West 1186.21 feet to an iron pin; thence South 87 degrees 51' 21' West 538.62 feet to an iron pin; thence North 3 degrees 59' 10" East 150.00 feet to an iron pin; thence South 89 degrees 11'24" East 502.43 feet to an iron pin; thence South 81 degrees 04' 33" East 1292.50 feet to an iron pin set on the westerly margin of aforesaid Pettus Road; thence with the margin of said road South 33 degrees 28' 41" West 150.00 feet to the point of beginning, containing 5.23 acres, more or less.

Being the same property conveyed to SN Development LLC, a Tennessee limited liability company, from Jayson Morgan and Jamie Thomas, both unmarried, as joint tenants with rights of survivorship, by deed on June 29, 2018, of record in Instrument Number 20180802-0075661, Register's Office for Davidson County, Tennessee.

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 2019 and subsequent years, plus any penalties and interest which may accrue.
- Letter from the Metropolitan Government of Nashville and Davidson County of record in Book 5366, page 204, and Book 7012, page 920, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6145 Pettus Road, Antioch, TN 37013**

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 April 1, 2019.

SN Development LLC, a Tennessee limited liability company

BY: _____
Graham Nichols, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Graham Nichols,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **SN Development, LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ 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, Hal E. Wilson, III, 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.

_____ My commission expires: 7/5/19
Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY