WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Holly Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050670

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ann Tavakoli and Philip Lovell and Emma Lovell		
(NAME) 1235 Summerdale Dr.	(NAME) NEW OWNERS	061-08-0-013.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety Thousand And No/100 Dollars ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUSSELL J. SNELLING AND LAUREN D. SNELLING, TRUSTEES OF THE SNELLING REVOCABLE LIVING TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN TAVAKOLI, A MARRIED WOMAN AND PHILIP LOVELL AND EMMA LOVELL, 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: x x x

Land in Davidson County, Tennessee, being a small portion of the Westerly part of Lot No. 10 and all of Lot No. 11 on the Plan of Section II, McGaughey Heights of record in Plat Book 1835, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Westerly part of Lot No 10 is described as follows:

Beginning in the Northwest corner of Lot 10 and the Northeast corner of Lot 11; thence with the Northerly line of Lot 10 Eastwardly 15 feet; thence Southerly 180.5 feet to the Northerly margin of Richmond Drive and the corner of Lots Nos. 10 and 11; thence with the line between said lots Northwardly 185 feet to the corner of Lots 10 and 11, the point of beginning.

Being the same property conveyed to Russell J. Snelling and Lauren D. Snelling by Warranty deed from Terry W. Walker and wife, Dana C. N. Walker of record in Instrument No. 20130603-0055544 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 03, 2013.

Being the same property conveyed to Russell J. Snelling and Lauren D. Snelling, Trustees of the Snelling Revocable Living Trust, dated June 11, 2015 by Warranty deed from Russell J. Snelling and wife, Lauren D. Snelling of record in Instrument No. 20151028-0109795 Register's Office for Davidson County, Tennessee, dated June 11, 2015 and recorded on October 28, 2015.

Karen Johnson Davidson County
Batch# 232352 **DEEDWARR**
05/20/2019 03:19:30 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20190520-0047555

unimproved ☐
This is improved ☒ property, known as 1211 Richmond Drive, Nashville, TN 37216
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Russell J. Snelling and Lauren D. Snelling, Trustees of the Snelling Revocable Living Trust this 16TH day of MAY, 2019.

Russell J. Snelling and Lauren D. Snelling, Trustees of the Snelling Revocable Living Trust

BY: _____
Russell J. Snelling
Trustee

BY: _____
Lauren D. Snelling
Trustee

STATE OF Florida
COUNTY OF Miami-Dade

On this the 16th day of May, 2019, before me personally appeared Russell J. Snelling and Lauren D. Snelling, Trustee of the Russell J. Snelling and Lauren D. Snelling, Trustees of the Snelling Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th day of May, 2019.

_____
Notary Public

My Commission Expires: 8/19/19

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
DONNA LANE CREASMAN-DOWNEY
MY COMMISSION # FF909539
EXPIRES: August 19, 2019