This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4323

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4323

Karen Johnson Davidson County
Batch# 241192 DEEDWARR
06/10/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20190610-0055666

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 7th day of June, 2019

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sherry Ramsey Hall 5001 Bonnawell Drive Hermitage, TN 37076	New Owner	074-16-0-089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jonathan Snellings and Leah Teague, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sherry Ramsey Hall**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 396 on the Plan of Hermitage Hills, Section Five, of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Beginning with a point in the Southerly margin of Bonnawell Drive at the common corners of Lots Nos. 395 and 396; thence with the line between two said lots, 115.0 feet to a point which is the common corner of Lots Nos. 395, 396 and 397; thence with the line between said Lots Nos. 396 and 397, 125.58 feet to a point in the Easterly margin of Plantation Drive; thence along said margin 90.0 feet in a Northerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a Northeasterly direction to a point in the Southerly margin of Bonnawell Drive; thence along said margin 100.58 feet in an Easterly direction to the point of beginning.

Being the same property conveyed to Jonathan Snellings and Leah Teague, husband and wife by Warranty Deed from Benjamin P. Jordan wife, Kimberly L. Jordan and Martha Whitaker, married, recorded on the 4th day of September, 2014 in Instrument No. 20140904-0080656, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5001 Bonnawell Drive, Hermitage, TN 37076**

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This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 7th day of June, 2019

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GRANTOR:

Jonathan Snellings

Leah Teague

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Snellings and Leah Teague, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of June, 2019.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Notary Public
My Commission expires: 3-1-2023

201906100055666

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

