WARRANTY DEED

Karen Johnson Davidson County
Batch# 274340 DEEDWARR
08/21/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20190821-0083794

File No. TE0005413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Solon Glenn Thompson, James Douglas Schlosser	Bancorp South	
(NAME)	(NAME)	
430 Kemper Drive North	2778 West Jackson St	041-12-0-095.00
(ADDRESS)	(ADDRESS)	
Madison, TN, 37115	Tupelo MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David Snow and Robin Lynn Snow, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Solon Glenn Thompson,** Single person HEREINAFTER CALLED THE GRANTEE, 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. 15 on the Plan of Kemper Heights, Section 5 of record in Plat Book 3106, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Snow and Robin Lynn Snow, husband and wife by Special Warranty deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20160707-0069641 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 07, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 430 Kemper Drive North, Madison, TN 37115

(House Number) (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.

Witness my hand this 19th day of August, 2019.

David Snow, by Jonathan David Snow attorney in fact

David Snow By Jonathan David Snow

Robin Lynn Snow by Teresa Gail Snow attorney in fact

Robin Lynn Snow By ~~Jonathan David Snow~~ Teresa Gail Snow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Jonathan David Snow, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of David Snow and who acknowledged that he executed the same as the free act and deed of the said David Snow, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office.

201908210083793

Witness my hand this 19th day of August, 2019.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared ~~Jonathan David Snow~~ Teresa Gail Snow, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Robin Lynn Snow and who acknowledged that he executed the same as the free act and deed of the said Robin Lynn Snow, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office.

201908210083792

Witness my hand this 19th day of August, 2019.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

