G#32451-3 Box#14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 300830 DEEDWARR
10/15/2019 09:39:29 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20191015-0105412

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Affiant

Subscribed and sworn to before me, this the **11th** day of **October, 2019.**

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sneed Properties, LLC	Adam Sneed	**119-06-0243.00**
67 Whitsett Road	3603 Meadowbrook Ave	
Nashville, TN 37210	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric J. Limbird and Brook E. Byrom, n/k/a Brook Byrom Limbird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sneed Properties, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bryant Heights, First Addition, of record in Plat Book 2330,Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Eric J. Limbird and Brook E. Byrom, as tenants-in-common, with rights of survivorship, by Deed dated June 21, 2016 from Thomas J. Limbird and Lee E. Limbird, husband and wife, of record in Instrument No. 20160629-0066127, Register's Office for Davidson County, Tennessee.

The said Eric J. Limbird and Brook E. Byrom having since married, Brook E. Byrom is k/n/a Brook Byrom Limbird.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 2330, Page 67, Register's Office for Davidson County, Tennessee.

2) Restrictive Covenants contained in instrument of record in Book 2086, Page 493 and Book 2492, Page 375, Register's Office for Davidson County, Tennessee.

3) Taxes for 2019, have been prorated between the parties and were paid by the Grantor herein and for the subsequent years, not yet due and payable.

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This is Improved (__X__) Unimproved (____) property, known as **67 Whitsett Road Nashville, TN 37210**

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 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/our hand(s) this **11th** day of **October, 2019.**

Eric J. Limbird

Brook E. Byrom, n/k/a Brook Byrom Limbird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eric J. Limbird and Brook E. Byrom, n/k/a Brook Byrom Limbird,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **October, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21