WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-19-5688

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35135-10-2019**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Pamela L Pilcher Affiant Subscribed and sworn to before me this 15th day of November, 2019. Notary Public My Commission Expires: 9-12-22

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Pamela L. Pilcher 542 Brentview Hills Drive Nashville, TN 37220	**Send Tax Bills To:** CapStar Bank 2002 Richard Jones Rd Nashville TN 37215	**Tax Information:** Map and Parcel No.: 160 04 0 131 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Daniel Snead and Mary Katherine Black Snead, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela L. Pilcher, an unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 542 Brentview Hills Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 316998 DEEDWARR
11/18/2019 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20191118-0118720

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of November, 2019.

Stephen Daniel Snead

Mary Katherine Black Snead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Daniel Snead and Mary Katherine Black Snead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2019.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Section 5, Brentview Hills, of record in Book 3842, page 260, as amended in Book 4785, page 391, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Daniel Snead and Mary Katherine Black Snead, husband and wife, by deed dated May 11, 2018 from Thomas W. Smith, II, Collin E. Smith, and Spencer M. Smith of record in Instrument No. 20180516-0046905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien but not yet due and payable. Map and Parcel No. 160 04 0 131 00.
2. Restrictive Covenants contained in an instrument of record in Book 4404, page 813, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3842, page 260, amended in Book 4785, page 391, Register's Office for Davidson County, Tennessee.
4. Grant of Transmission Line Easement of record in Book 2274, page 425, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 2295, page 534, Register's Office for Davidson County, Tennessee.

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

