Karen Johnson Davidson County
Batch# 342114 DEEDWARR
01/13/2020 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $2,099.75
20200113-0004135

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-1053

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frank Batson Homes, Inc.	NEW OWNER	Map: 06200004300
(NAME) 120 Donelson Pike #101	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($567,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GREG E. SNOW AND TARA E. SNOW WHEELER AND CHAD E. SNOW AND BRET E. SNOW AND TARA E. SNOW WHEELER, AS TRUSTEE FOR ALEXIS VICTORIA WHEELER AND GREG E. SNOW AND TARA E. SNOW WHEELER, AS TRUSTEES FOR JOSHUA AVERY SNOW AND GREG E. SNOW AND BRET E. SNOW, AS CO-EXECUTORS OF THE ESTATE OF MARY E. SNOW,

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

FRANK BATSON HOMES, INC.,

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 in the 3rd, formerly the 2nd Civil District of said County, in what is known as Pennington's Bend, or McSpadden's Bend, of the Cumberland River, and being designated as Tract No. 1, of 4.1 acres, shown on an unrecorded Map of a Subdivision of a tract of 36 acres and 116 poles, known as the L.P. Forkum Land as shown on a copy of an unrecorded survey dated April 26, 1950 by Lawrence Kelley, Surveyor, as follows: Beginning at a point in the center line of Old Haysboro Road, the common corner of this Tract and the Harper Tract shown on said survey, being in the east line of the Orndorf land; thence along the southerly line of said Harper tract, south 84° 15' east 591.5 feet to a point; thence south 1° west 320 feet to the corner of Tracts 1 and 2 of said Forkum Subdivision; thence with the line between said tracts, north 84° 15' west 591.5 feet to the center line of Old Hayesboro Road; thence with the center line of same, north 1° east 320 feet to the beginning, containing 4.1 acres, more or less.

Being the same property conveyed to James A. Snow and wife, Mary E. Snow, by deed from Charles Owen Duke and wife, Jean Sloan Duke, of record in Book 2646, Page 482, dated May 4, 1957, Register's Office for said County. The said James A. Snow died September 30, 2001, and title vested in Mary E. Snow, as surviving tenant by the entirety. The said Mary E. Snow died February 9, 2015, and the Will was admitted to Probate as Probate No. 04-15-039-P, of record in Probate Court of Dickson County, Tennessee. The Grantors herein execute this instrument as Devisees/Executors under the Will and Estate of Mary E. Snow.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) Sanitary Sewer Easement of record in Book 8197, page 318, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2705 Pennington Bend Rd., Nashville, TN 37214
(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.

Witness our hands this 8th day of January, 2020.

Greg E. Snow

Greg E. Snow

Tara E. Snow Wheeler

Tara E. Snow Wheeler

Chad E. Snow

Chad E. Snow

Bret E. Snow

Bret E. Snow

Alexis Victoria Wheeler By Tara E Snow Wheeler, as Trustee

Alexis Victoria Wheeler, By: Tara E. Snow Wheeler, as Trustee

Joshua Avery Snow by Greg E Snow as trustee

Joshua Avery Snow, By: Greg E. Snow, as Trustee

and,

Joshua Avery Snow By Tara E Snow Wheeler, as trustee

Joshua Avery Snow, By: Tara E. Snow Wheeler, as Trustee

The Estate of Mary E. Snow

BY: Greg E Snow

Greg E. Snow, Co-Executor

BY: Bret E Snow

Bret E. Snow, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg E. Snow, Tara E. Snow Wheeler, Chad E. Snow, and Bret E. Snow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of January, 2020.

My Commission Expires:

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Tara E. Snow Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Alexis Victoria Wheeler, as Trustee, as the free act and deed of the within named Alexis Victoria Wheeler, by Tara E. Snow Wheeler, as Trustee.

Witness my hand and official seal this, 8th day of January, 2020.

My Commission Expires:

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Greg E. Snow and Tara E. Snow Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument on behalf of Joshua Avery Snow, as Trustees, as the free act and deed of the within named Joshua Avery Snow, by Greg E. Snow and Tara E. Snow Wheeler, as Trustees.

Witness my hand and official seal this, 8th day of January, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Greg E. Snow and Bret E. Snow, Co-Executors of the Estate of Mary E. Snow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they are Co-Executors of the Estate of Mary E. Snow, and as such Co-Executors, he/she/they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this, 8th day of January, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.