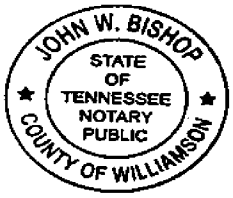
Karen Johnson Davidson County
Batch# 384631 DEEDWARR
04/13/2020 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $508.75
20200413-0038208



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $137,500.00.

Affiant

Subscribed and sworn to before me, this 9th day of April, 2020.

Notary Public

My commission expires: 8-20-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bobby Todd Sneed and Mary L Sneed	New Owner	142-06-0B-270.00CO
810 Bellevue Road, Unit 270	417 Cedar Forest Dr.	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

E.L. Edwards, III, Administrator of the Estate of Scott Evan Spain

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bobby Todd Sneed and Mary L Sneed, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Building 48, Unit No. 270, together with Garage No. 2, on the Plan of "Peppertree", Creekside Meadows Condominiums, a horizontal properly regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4675, Page 128, Register' s Office for said County to which plan reference is hereby made for a more complete description.

TOGETHER WITH the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-laws of record in Book 4834, Page 257, through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, R.O.D.C, TN, and the Charter of Creekside Meadows Association Inc., of record in Book 4836, Page 610, R.O.D.C., TN.

BEING the same property conveyed to Scott Evan Spain by Warranty Deed from The Peppertree Company, a Tennessee limited partnership, with The Bellevue Company, a Tennessee corporation, as its General Partner of record in Book 6026, page 885, Register's Office for

Davidson County, Tennessee; the said Scott Evan Spain having since died on June 26, 2018, and his estate having been administered in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee (Probate Division) Case No. 19P-219; E.L. Edwards, III, having been appointed as the Administrator of the said Estate, and as Administrator is authorized to sell, transfer, and convey the subject property by Order of the Court in the same Case No. 19P-219.

This is improved property known as **810 Bellevue Road, Unit 270, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years having been paid, and real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of April, 2020.

Estate of Scott Evan Spain

E.L. Edwards, III, Administrator

E.L. Edwards, III, Administrator

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, E.L. Edwards, III, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Administrator of the Estate of Scott Evan Spain and that as Administrator he is authorized to execute the within instrument as Administrator and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2020.

Notary Public
My Commission Expires: 8-20-2023
SolomonParks File No. 20-000022-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY