Karen Johnson Davidson County
Batch# 501568 DEEDWARR
10/26/2020 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20201026-0123799

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
33838-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
ASneed2 General Partnership ATTN: Andy or Adam Sneed 3603 Meadowbrook Avenue Nashville, TN 37205	New Owner	091-15-0-260.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Cleveland D. Bain and Andrew B. Provost, collectively as to a one half undivided interest** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **ASneed2 General Partnership, a Tennessee general partnership composed of Adam G. Sneed and William A. Sneed, Jr.** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the easterly 34 feet of Lot No. 701, in Block 89, on the Map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, 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 the same property conveyed to Cleveland D. Bain, Andrew B. Provost, Adam G. Sneed and William A. Sneed, II, as Tenants in Common by Deed dated August 1, 2014 from Treva A. Collins, Frank E. Lee, Robert B. Young and wife, Mary Florence Morgan-Young and Richard R. Hedgepath, unmarried, of record in Instrument No. 20140805-0070176, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 21st day of October, 2020.

Cleveland D. Bain

Andrew B. Provost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cleveland D. Bain, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 21st day of October, 2020.

ULYSSEIA J. YORK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Ulysseia J. York
Notary Public
My Commission Expires: 03/06/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew B. Provost, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 21st day of October, 2020.

Ulysseia J. York
Notary Public
My Commission Expires: 03/06/2024

ULYSSEIA J. YORK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 091-15-0-260.00. Taxes for 2020 have been prorated between the parties and paid as part of closing.

3. All Matters as shown on the Plan of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

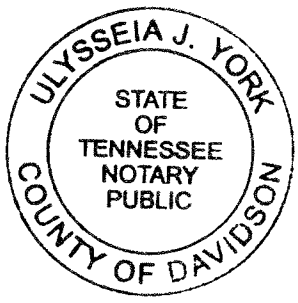
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 21st day of October, 2020.

Notary Public
My Commission Expires: 03/06/2024



I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

