County
Batch# 1048149 DEEDWARR
09/11/2023 10 21 09 AM 2 pgs
Fees $13 00 Taxes $8,880 00
20230911-0070915

36835-8
Box 14

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,400,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2023

Kimberly Beard
Notary Public

My commission expires 7-7-2027
(AFFIX SEAL)

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
Michael R. Griffin, Trustee of the 3603 Meadowbrook Trust	**Michael R. Griffin, Trustee of the 3603 Meadowbrook Trust**	**Map 104-05-0 Parcel 279.00**
3603 Meadowbrook Avenue	**3603 Meadowbrook Avenue**	
Nashville, TN 37205	**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,

Adam Sneed and Julie Sneed, husband and wife

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

Michael R. Griffin, Trustee of the 3603 Meadowbrook Trust dated August 17, 2023

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. 453 on the Plan of Richland Realty Company's Division "C", of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 453 fronts 60 feet on the southerly side of Meadowbrook Avenue and runs back 243.5 feet on the easterly line and 261.5 feet on the westerly line to an alley, measuring 62.5 feet thereon.

Being the same property conveyed to Adam Sneed and Julie Sneed, husband and wife, by Deed from William Wilder Benneyworth, unmarried, individually and as heir-at-law of Stephen Roy Benneyworth, and Hannah Benneyworth Gardner, individually, as heir-at-law of Stephen Roy Benneyworth, and as Administratrix of the Estate of Stephen Roy Benneyworth, and husband, Ryan Gardner, of record in Instrument No. 20150721-0071158, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1 The Plan of record in Book 421, Page 31, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5149, Page 210, Register's Office for Davidson County, Tennessee; 3) Restrictive Covenants contained in instrument of record in Book 8597, Page 385, Register's Office for Davidson County, Tennessee. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3603 Meadowbrook Avenue, Nashville, TN 37205**

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 **8th** day of **September, 2023.**

Adam Sneed

Julie Sneed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Adam Sneed and Julie Sneed,** 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **September, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON