Davidson County DEEDWARR
Recvd: 01/14/05 09:53 2 pgs
Fees:13.00 Taxes:262.70
20050114-0005242

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2005.

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 3/11/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett A. Sandberg	Realty Mortgage Corporation	Map 136 3B, Group 31.00CO
3880 Priest Lake Drive, #76	7000 Executive Center Dr. Ste. 200	
Nashville, Tennessee 37217	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICIA ANN GARRETT STEWART LONGHAUSER, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT A. SANDBERG, AN UNMARRIED PERSON TROY STEPP, JR. AND, AN UNMARRIED PERSON** , 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:

A certain condominium unit in Davidson County, Tennessee described as follows: Being Townhouse No. 76, Building No. 26 and garage therewith in a Horizontal Property Regime as shown on the condominium site plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Ann Garrett (Stewart) by Quitclaim Deed of record from Bobby J. Garrett dated December 3, 2002 and recorded January 10, 2003 of record in Instrument No. 20030110-0004537, Register's Office, Davidson County, Tennessee.
Patricia Ann Garrett Stewart and Patricia Ann Garrett Stewart Longhauser are one in the same person.
Robert Longhauser, spouse of Patricia Ann Garrett Stewart Longhauser, herein joins to convey any and all rights and interests he may have, if any.
This is the same property as in previous deed of record.
This conveyance is subject to Master Deed of record in Book 4651, Page 412 as amended in Book 4979, Page 939; Clarification of Master Deed of record in Book 4943, Page 692; Amended and Restated Rules and Regulations of record in Book 7679, Page 173 and further amended in Book 9507, Page 606; Book 9927, Page 75; Instrument No. 20011025-0116633; By - Laws of record in Book 4561, Page 420 and Book 9089, Page 765; Charter of record in Book 4944, Page 115, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 3880 Priest Lake Drive, #76, Nashville, TN 37217

(House Number) (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 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 my/our hand(s) this 10th day of January, 2005.

Patricia Ann Garrett Stewart Longhauser

Patricia Ann Garrett Stewart Longhauser

Robert Longhauser

Robert Longhauser

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Patricia Ann Garrett Stewart Longhauser and husband, Robert Longhauser the bargainor(s), 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 at office, this 10th day of January, 2005.

Commission expires: 3/11/06

Louise N. Turpin

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE