WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/05 09:39 2 pgs
Fees:13.00 Taxes:529.10

20050822-0099499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-19-05

THIS INSTRUMENT WAS PREPARED BY,
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabe D. Long	Irwin Mortgage Corporation	172-8A-103
(NAME)	(NAME)	
1449 Hunters Branch Road	PO Box 6107	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indianapolis, IN 46206-6107	
(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, Nicole M. Howard, An Unmarried Woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gabe D. Long and wife, Veronica Hampton Long, 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. 103 on the Plan of Section Two-A, Hunters Branch, of record in Plat Book 6250, Page 819, amended in Book 6815, Page 77, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nicole M. Howard, an unmarried woman, by Warranty Deed dated March 30, 2004, from Kevin D. Bivings, Unmarried, and Calvin Bivings and wife, Carol Bivings, of record in Instrument Number 20040331-0036226, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Nicole M. Howard, by Monte Mohr as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050822-0099498 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1449 Hunters Branch Road, Antioch, TN 37013

(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 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 my hand this 12th day of August, 2005.

Nicole M. Howard by Monte Mohr

Nicole M. Howard
By: Monte Mohr as her
Attorney-in-Fact

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 Monte Mohr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of August, 2005, before me personally appeared Monte Mohr, the person who executed the foregoing instrument on behalf of Nicole M. Howard, and acknowledged that he executed the same as the free act and deed of the said Nicole M. Howard, through Power of Attorney granted Monte Mohr by the said Nicole M. Howard.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006