Davidson County DEEDWARR
Recvd: 03/24/06 08:08 2 pgs
Fees:13.00 Taxes:567.95
20060324-0033545

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Natali Manix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd of March, 2006.

Daphne M. Davis
Notary Public

MY COMMISSION EXPIRES: 11-14-09

(AFFIX SEAL)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Neil Derington | Transglobal Fruit Exchange Family Limited Partnership, a California Limited Partnership | 061-15-0-281.00 |
| (NAME) 1303 Newman Ave | (NAME) 38773 Road 48 | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Dinuba, CA 93618-9718 | |
| (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,

**LONG ACQUISITIONS INC.,**

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

**ROBERT NEIL DERINGTON,**

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. 86 and the Westerly 10 feet of Lot No. 87 on the Plan of M.N. Young's Inglewood Annex, of record in Book 547, Page 197, Register's Office for said County.

Said Lot No. 86 and Westerly 10 feet of Lot No. 87 front together 60 feet on the Northerly side of Newman and run back 135 feet 11 inches on the Westerly Line, and 133 feet 5 inches, more or less, on the Easterly line, to a dead line and measures 60 feet one inch thereon.

Being the same property conveyed to Long Acquisitions, Inc. by deed from John E. Puryear of record in Instrument No. 20051012-0122956, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1303 Newman Ave., Nashville, TN 37216
(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 our hands this 23rd day of March, 2006.

Long Acquisitions Inc.
By: John Long

Attest:

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF ~~WILLIAMSON~~ NEW HANOVER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Long with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of **LONG ACQUISITIONS INC.**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **LONG ACQUISITIONS INC.** by him/herself as President.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ this 23rd day of March, 2006

Commission expires: 11/2/10 Wilmington, NC

Rebecca W. Flynn
Notary Public

REBECCA W. FLYNN NOTARY PUBLIC BRUNSWICK COUNTY