03

Realty Title
45-A

Davidson County DEEDWARR
Recvd: 06/12/06 15:00 2 pgs
Fees:13.00 Taxes:314.50

20060612-0069865

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44162

WARRANTY DEED

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON TN

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson at Notary
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27th DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/20/2009

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JAYME WAGNER	FRANKLIN AMERICAN MORTGAGE CO.	**135-8-A-837**
837 Longhunter Court	501 CORPORATE CENTRE DR., #400	**2DX 6507**
Nashville, TN 37217	FRANKLIN, TN 37067	

FOR AND IN 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 **I, CAROLYN F. LONG, Unmarried**

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

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

A certain condominium in Davidson County, State of Tennessee, described as follows, to-wit:
Tract #19 Site Plan,
Unit No. 837 in Nashboro Village Nineteen Condominium, a Horizontal Property Regime, as shown on the Plat of record in Book 5200, page 80,* Register's Office for said County, to which plan reference is hereby made. * and described in Master Deed of record in Book 5333, Page 957

Being the same property conveyed to Carolyn F. Long by deed from Herbert Dean Smith and wife, Donna R. Smith and Gregory Dean Smith of record in Book 8206, page 689, Register's Office for Davidson County,

This conveyance is subject to the easements and restrictions as set forth on the plan of Nashboro Village Nineteen Condominium, of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-3701 et seq. of the Tennessee Code Annotated and the By-laws of the administration thereof, all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc. contained in the Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee.

This is improved property known as **837 Longhunter Court, Nashville, Tennessee 37217**

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 27th day of April, 2006.

Carolyn F. Long

CAROLYN F. LONG

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 CAROLYN F. LONG, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27TH day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 2/29/2006

