WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/06 14:58 2 pgs
Fees:13.00 Taxes:647.50

20060918-0115435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: July 1, 2009
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret A. Nourse	**Taylor, Bean & Whitaker Mortgage Corp.**	**72-9-300**
(NAME)	(NAME)	
912 Fairwin Avenue	**1417 N. Magnolia Ave. Mail Stop: S**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Ocala, FL 34475-9078**	
(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, John P. Long and wife, Jennifer D. Long, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret A. Nourse, 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:

Being Lot No. 52 on the Plan of the Eskridge Subdivision of a part of the W.B. Franklin Property, as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 52 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to John P. Long and wife, Jennifer D. Long by deed dated November 27, 2002 from Terry Wayne Duke and wife, Sandra F. Duke of record in Instrument no. 20021210-0151956, Register's Office for Davidson County, Tennessee.

Subject to current years taxes, restrictions, easements, and/or rights of way of record in Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 912 Fairwin Avenue, 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 15th day of September, 2006.

John P. Long

Jennifer D. 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 John P. Long and wife, Jennifer D. Long, the bargainors, 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 14TH DAY OF SEPTEMBER, 2006.

Commission expires: 3/21/09

Laura B. Ringer
Notary Public

LAURA B. RINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECORD AND RETURN TO:
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. DLWH018