File No. 270601415

**WARRANTY DEED**

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires NOV 5 2010

Davidson County DEEDWARR
Recvd: 07/31/07 10:15 2 pgs
Fees:13.00 Taxes:606.43

20070731-0090604

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tonya J. Long | Tonya J. Long | 161100A107.00CO |
| (NAME) 5044 English Village Dr. | (NAME) Same | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kristen R. Graves and Beth D. Graves, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya J. Long, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 181 on the Plan of Phase Two, Villages of Brentwood , of record in Plat Book 6250, page 169, Surveyor's Certificate of correction of record in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kristen R. Graves and Beth D. Graves, husband and wife, by Warranty Deed from Charles F. Lutz and wife, Cynthia H. Lutz of record in Book 11624, page 491, Register's office for Davidson County, Tennessee, dated 8/27/99.

Subject to all matters as set forth per Plat Book 6250, Page 169 as corrected in Book 8484, page 140, Register's Office of said County.

Easements of record in Book 6897, page 120 and Book 6897, page 184, Register's Office of said County.

HOA charter of record in Book 6518, page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927, Book 8163, page 593 and Instrument No. 200006060056067, Register's Office of said County.

Restrictive covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6143, page 11, Book 6398, page 495, Book 11526, page 579, and Instrument No. 200006060056066.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5044 English Village Dr., Nashville, TN 37211
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 27th day of July, 2007.

Kristen R. Graves

Beth D. Graves

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kristen R. Graves and Beth D. Graves, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/27/2007.

Witness my hand at office this 27th day of July, 2007.

Commission expires:

Notary Public

**File Number: 270601415**

**RETURN TO:**
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

