PLEASE RETURN TO: GRISSIM TITLE
2309 CREST MOOR RD STE 300 NASHVILLE TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/07 09:57 2 pgs
Fees:13.00 Taxes:314.32

20070830-0104268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF AUGUST, 2007.

MARGARET SHELNUT NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6/5/11

My Commission Expires JUNE 5, 2011

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Jean Barkley	FRANKLIN AMERICAN	Map 119-6
(NAME)	(NAME)	
96 Jay Street	501 CORPORATE CENTRE DR, STE 400	Parcel 37
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	FRANKLIN TN 37067	
(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, **MARSHA ANN PARSONS LONGYEAR AND HUSBAND, DAVID LONGYEAR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACY JEAN BARKLEY,** 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. 1 on the Plan of A Part of W. C. Miller Home Place, Sterling Heights, Section 2, of record in Plat Book 1424, page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marsha Ann Parsons by deed from Bankers Trust Company, as Trustee for American Housing Trust V of record in Book 8879, page 333, said Register's Office. Marsha Ann Parsons has since married and is now known as Marsha Ann Parsons Longyear. David Longyear joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 104, said Register's Office; and (c) easement of record in Book 4168, page 790, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 96 Jay Street, Nashville, Tennessee 37210

(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 14 day of August, 2007.

Marsha Ann Parsons Longyear

David Longyear

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 Marsha Ann Parsons Longyear and David Longyear , the bargainor, 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 17 day of August, 2007.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 3/21/09
DAVIDSON COUNTY, TENN.