TN Title

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 11/13/07 14:03 2 pgs
Fees:13.00 Taxes:1046.36
20071113-0133066

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

**ADDRESS NEW OWNER:**
**Kenneth Long and wife Kelly Long**
**6016 Gessner Lane**
**Brentwood, TN 37027**

**SEND TAX BILLS TO:**
**Countrywide Bank**
**P.O. Box 961206**
**Ft. Worth, TX 76161**

**Map & Parcel # 172-5-B-165CO**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged Pamela P. Hughes an unmarried woman hereinafter called the **Grantors**, do hereby convey unto Kenneth Long and wife Kelly Long. hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela P. Hughes on September 28, 2001 by Warranty Deed of record in Instrument 20011004-0107645 said Register's Office. Said Warranty Deed was re-recorded in Instrument 20011004-0016494 said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4)All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

**This is unimproved property known as:** 6016 Gessner Lane Brentwood, TN 37027.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

**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, Grantee's heirs or assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTORS FURTHER CONVENANT** and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 1st day of November, 2007.

Pamela P. Hughes

Pamela P. Hughes

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Pamela P. Hughes known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 1st day of November, 2007.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $282,800.00.

Gina Canaday
Affiant

Sworn and subscribed before me on 11/1/2007.

Danielle Griggs
Notary Public

My Commission Expires:

DANIELLE GRIGGS
STATE

My Commission Expires
November 22, 2010