**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 28929G

**MAP/GROUP/PARCEL:** 091-16-0-145.00

**NEW OWNER'S NAME AND ADDRESS:**
DAVID NEIL CHILDS
4509 DAKOTA AVE
Nashville, TN 37209

**SEND TAX BILLS TO:**
NEW OWNER

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

**After Recording Return To:**
**Hertiage Title Services**
**Maryland Park Center**
**115 East Park Drive STE#200**
**Brentwood, TN 37027**

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

**Prepared By:**
**Jason Kron**
**Heritage Title Services, LLC**
**1717 Alliant Avenue, Ste 5**
**Louisville, KY 40299**

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **STEVEN LONGARD**, hereinafter called Grantor, does hereby transfer and convey unto, **DAVID NEIL CHILDS**, hisheirs and assigns, hereinafter called Grantee, property described as follows:

The subject property is improved property known as 4509 DAKOTA AVE, Nashville, TN 37209.

BEING the same property conveyed to Grantor herein by deed of record in Instrument no. 20040420-0044573, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grante that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Davidson County DEEDWARR
Recvd: 01/09/08 10:22 3 pgs
Fees:18.00 Taxes:823.25
20080109-0002620

see Exhibit A

STEVEN LONGARD

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

PERSONALLY appeared before me, the undersigned authority, **STEVEN LONGARD**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Davidson Co., Tennessee on this the 31st day of August, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-18-2011

JOHN C. LONG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

The actual consideration or value whichever is greater for this transfer is $222,500.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of August, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-18-2011

JOHN C. LONG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**EXHIBIT "A"**

**File # 07984-CS**

**Parcel/Tax ID # 091-16-0-145.00**

**Being Lot No. 410, Block 21, on the Plan of Charlotte Park Company's First Addition to West Nashville of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Steven Longard, a single person, from Rhonda L. Escobar, married, by Warranty Deed dated April 15, 2004, of record in Instrument No. 20040420-0044573, Register's Office for Davidson County, Tennessee.**

**Being further conveyed to David Neil Childs from Steven Longard by Warranty Deed dated August 31, 2007, of record in _____, recorder's office for Davidson County, Tennessee.**