WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 107,400.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10th** DAY OF **July, 2008** Notary Public MY COMMISSION EXPIRES: 7/19/08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/25/08 10:48 2 pgs
Fees:13.00 Taxes:397.38
20080725-0076309

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-060065

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Longenecker and Nicole Longenecker	**New Owner**	**94-2-9.00**
(NAME) **1629 Long Avenue**	(NAME) **1708-A Fatherland Street**	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(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, **James R. Pomeroy and wife, Patricia A. Pomeroy,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael D. Longenecker and Nicole E. Longenecker, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 176, EDGEFIELD LAND CO'S FIRST SUBDIVISION, as shown on plat of record in Plat Book 57, Page 130, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James R. Pomeroy and wife, Patricia A. Pomeroy, with a Life Estate retained by Odie L. Seat, by Warranty Deed from Odie L. Seat, unmarried, recorded on the 14th day of July, 2004, at Instrument Number 20040714-0083573, Register's Office for Davidson County, Tennessee. The said Odie L. Seat having since died on July 19, 2005.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1629 Long Avenue, Nashville, TN 37206**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **10th** day of **July**, **2008**.

James R. Pomeroy

Patricia A. Pomeroy

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **James R. Pomeroy and Patricia A. Pomeroy**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 7/10/2008.

NOTARY

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

MY COMMISSION EXPIRES: 7.19.08