Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1329

Davidson County DEEDWARR
Recvd: 11/20/08 13:31 2 pgs
Fees:13.00 Taxes:610.50
20081120-0114332

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank A. Varallo, an unmarried person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Longenecker and wife, Krista Longenecker,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Aspen Heights, a Planned Unit Development, as of record in Book 9700, page 312, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frank A. Varallo, an unmarried person, by deed from G. Steven Hulen d/b/a Steve Hulen Construction dated January 2, 1997 of record in Book 10310, page 138, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 165 Hicks Road #12, Nashville TN, 37221.

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. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds 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. 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 THE EXECUTION HEREOF this 14th day of November, 2008.

Frank A. Varallo

State of Tennessee)
County of Davidson)

On this 14th day of November, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frank A. Varallo, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165,000.00.

Affiant

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

Sworn and subscribed before me on this the 14th day of November, 2008.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

NEW OWNER:
Jeffrey Longenecker
165 Hicks Road #12
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
142-11-C-12CO