File No. 90076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,900.00

Greg Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

BILL GARRETT, Davidson County
T20090017926 DEEDWARR
Recvd: 03/17/09 15:23 2 pgs
Fees:13.00 Taxes:780.33
20090317-0024154

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Saunders	Mortgage Investors Group	052 14 0A 031.00
(NAME)	(NAME)	
2521 Pennington Bend Road #214	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Kevin D. Long and wife, Andrea W. Long, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg Saunders, a single man, 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:

Being Unit No. 31 of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, and Plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee together with common elements.

Being part of the same property conveyed to Richard Puncochar d/b/a Pennington Partners by deed from Kathryn B. Baker, widow, dated August 29, 2003 and recorded on September 24, 2003 in Instrument No. 20030924-0141509 and re-recorded on April 26, 2004 in Instrument No. 20040426-0047384, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Kevin D. Long and wife, Andrea W. Long by deed from Richard Puncochar d/b/a Pennington Partners, dated April 20, 2007 and recorded on April 24, 2007 in Instrument No: 20070424-0048978, re-recorded on May 17, 2007 in Instrument No. 20070517-0059242, Register's Office, Davidson County, Tennessee.

Master Deed establishing the Pennington Bend Townhomes of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, said Register's Office.

Charter of Pennington Villas Townhomes Association of record in Instrument No. 20040811-0097168, said Register's Office.

Easement for Storm Water Detention of record in Instrument No. 20030929-0143278, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2521 Pennington Bend Road #214, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 90076

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 2nd day of March, 2009.

Kevin D. Long

Andrea W. Long

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Long and wife, Andrea W. Long, the bargainor(s), 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 this 2nd day of March, 2009.

Commission expires: 7-3-2012

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

Notary Public