WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090056315 DEEDWARR
Recvd: 03/18/09 11:10 2 pgs
Fees:13.00 Taxes:699.30

20090818-0077578

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee V. Thompson and Rebecca P. Thompson	NEW OWNER	052140A02000CO
(NAME) 2521 Pennington Villas	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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 **Lee V. Thompson and wife Rebecca P. Thompson**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING UNIT NO. 20 OF PENNINGTON VILLAS TOWNHOMES, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20040811-0097169, 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 KEVIN D. LONG AND WIFE, ANDREA W. LONG BY WARRANTY DEED FROM RICHARD PUNCOCHAR D/B/A PENNINGTON PARTNERS, RECORDED ON THE 24TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070424-0048978, RE-RECORDED IN INSTRUMENT NO. 20070517-0059242, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2521 Pennington Villas, Nashville, TN 37214

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, has 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 29th day of July, 2009.

Kevin D Long by Ben Wilson AIF

Kevin D. Long by Ben Wilson, Attorney in Fact

Andrea W. Long by Ben Wilson AIF

Andrea W. Long by Ben Wilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 29th day of July, 2009, before me personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kevin D. Long and Andrea W. Long, and who acknowledged that he/she executed the same as the free act and deed of the said Kevin D. Long and Andrea W. Long, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *____, page _____, said Register's Office..

Witness my hand and official seal this 29th day of July, 2009.

Tabatha Edwards
NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
November 7, 2011

*200908180077577