WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090070826 DEEDWARR
Recvd: 10/19/09 09:56 2 pgs
Fees:13.00 Taxes:939.80
20091019-0096327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick B. Longie	**Same As Owner**	**Map 158-4-A**
(NAME)	(NAME)	**Parcel 1.00**
1601 Championship Blvd (ADDRESS)	(ADDRESS)	
Franklin TN 37064 (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, **DWAINE L. ANDERSON AND WIFE, LEILANI BOULWARE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICK B. LONGIE AND WIFE, DANAE A. LONGIE,** 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:

Land in Davidson County, Tennessee, being Lot No. 115 on the Revised Plan of Section One, Otter Wood, of record in Plat Book 6900, page 590, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dwaine L. Anderson and spouse, Leilani Boulware by deed from Radford C. Stewart, III and wife, Donna B. Stewart, of record in Instrument No. 20080624-0064860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 590, said Register's Office; (c) Restrictive covenants contained in Book 7260, page 483, amended in Book 8762, page 199, said Register's Office; and (d) Charter of record in Book 7292, page 315, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **3 Annandale Forest Hill, Nashville, TN 37215**

(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.

Witness our hands this 16th day of October, 2009.

Dwaine L. Anderson

Leilani Boulware

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Dwaine L. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2009.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Leilani Boulware, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2009.

Commission expires: 7-8-2013

Notary Public

DENISE HICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 8, 2013