BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Mar. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2009.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah R. Hartsock and John T. Cole	Wells Fargo Bank, N.A.	
(NAME) 303 Antioch Pike	(NAME) 175 Sully's Trail, Suite 201	133-2-277
(ADDRESS) Antioch, TN 37013	(ADDRESS) Pittsford, NY 14534	
(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, **MARSHA A. LONGYEAR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAH R. HARTSOCK AND HUSBAND, JOHN T. COLE,** 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 the easterly 25 feet of Lot No. 11 and all of Lot No. 12 on the Map of Nolen Heights, as of record in Book 332, page 122, Register's Office for said County.

Said part of Lot No. 11 and all of Lot No. 12 front together 75 feet on the southerly side of Antioch Pike, formerly Mill Creek Valley Pike, and run back between parallel lines, 156.8 feet on the easterly line and 158 feet, more or less on the westerly line to an alley.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion of said land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, dated June 30, 1969, of record in Book 4348, page 154, Register's Office of said County.

Being part of the same property conveyed to Mary Frances Southall by deed from Frances Lee Southall, dated June 25, 1987, as of record in Book 7280, page 668, Register's Office for Davidson County, Tennessee. The said Mary Frances Southall having since died on August 1, 2009 and by her Will of record in Docket No. 09P-1259, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Marsha A. Parsons. The said Marsha A. Parsons is now known as Marsha A. Longyear.

This conveyance is subject to (a) 2009 real property taxes, which have been paid and (b) all matters appearing on the plan of record in Book 332, page 122, said Register's Office.

This is not the principal place of residence of the Grantor named herein.

BILL GARRETT, Davidson County
Trans:T20090085687 DEEDWARR
Recvd: 12/21/09 11:29 2 pgs
Fees:13.00 Taxes:332.82
20091221-0115838

unimproved ☐

This is improved ☒ property, known as 303 Antioch Pike, Antioch, TN

(House Number) (Street) (P.O. Address) (C

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 my hand this 18th day of December, 2009.

Marsha A. Longyear

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marsha A. Longyear, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2009.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 4, 2013