WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20100016276 DEEDWARR
Recvd: 03/19/10 14:06 2 pgs
Fees:13.00 Taxes:462.50

20100319-0020861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Kristy D. Long
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2010.

Joyce Jordan
Notary Public

MY COMMISSION EXPIRES: September 19, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055
Reviewed by Brogdon, Creasy, & Sanders, PLLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMIE ROBERT LONG	FIRST COMMUNITY MORTGAGE, INC.	14100002700
(NAME)	(NAME)	
8439 MCCRORY LANE	275 ROBERT ROSE DRIVE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	MURFREESBORO, TN 37129	
(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, I, **DONNA MCDEARMON KELLEY, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMIE ROBERT LONG AND WIFE, KRISTY D. LONG,** 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 LYING AND BEING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY SIDE OF MCCRORY LAND IN BREAD TRAY HOLLOW, DESCRIBED TO A SURVEY MADE BY S.H. HUTCHISON DATED AUGUST 27, 1960 AS FOLLOWS:

BEGINNING AT A STAKE, THE NORTHWESTERLY CORNER OF A 7 ACRE TRACT BEING SOLD TO CHARLYNE H. PICKARD; THENCE NORTH 25° 30' WEST 25 POLES TO A STAKE WITH BLACK LOCUST POINTER; THENCE NORTH 63° EAST 24 POLES TO A POINT IN THE CENTER OF MCCRORY ROAD, STAKE IN LINE ON WESTERLY MARGIN OF ROAD; THENCE WITH SAID ROAD AS FOLLOWS: SOUTH 45° EAST 4 POLES; SOUTH 53° EAST 4 POLES; SOUTH 58° EAST 4 POLES; SOUTH 63° EAST 4 POLES; SOUTH 71° EAST 9 POLES; THENCE WITH THE NORTHERLY LINE OF THE 7 ACRE TRACT SOLD TO CHARLYNE H. PICKARD AS FOLLOWS: SOUTH 45° 30' WEST 22.8 POLES TO A MULBERRY TREE; THENCE SOUTH 65° 30' WEST 4.8 POLES TO A CEDAR TREE; THENCE SOUTH 70° WEST 12 POLES TO THE POINT OF BEGINNING, CONTAINING 4.45 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DONNA MCDEARMON KELLEY BY QUITCLAIM DEED FROM RALPH E. MCDEARMON DATED APRIL 7, 2006, RECORDED APRIL 11, 2006 IN INSTRUMENT NO. 20060411-0041597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2010 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 8439 MCCRORY LANE, NASHVILLE, TN 37221

(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 my hand this 10th day of March, 2010.

DONNA MCDEARMON KELLEY

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, DONNA MCDEARMON KELLEY with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 10th day of March, 2010.

Commission expires: September 19, 2012

Joyce Jordan Notary Public

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TENN.