File No. 100170

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100023050 DEEDWARR
Recvd: 04/19/10 13:49 2 pgs
Fees:13.00 Taxes:621.60
20100419-0029321

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

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
David Blake McClure	PrimeLending, a PlainsCapital Company	083-08-0/059.00
(NAME)	(NAME)	
2421 Eastland	18111 Preston Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, TX 75252	
(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, I, Ann Longhurst Williams, Successor Trustee under the Revocable Longhurst Living Trust dated August 8, 2001, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Blake McClure, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Rosewood Heights, Section II as of record in Book 2133, Page 57, Register's Office for Davidson County, Tennessee. Lot No. 51 fronts 170.0 on the northerly side of Eastland Avenue and runs back between lines 489.6' along the easterly line and 518.0' along the westerly line to a line in the rear measuring 176.2; thereon.

Being the same property conveyed to Robert R. Longhurst, Trustee, or his successors in Trust under the revocable Longhurst Living Trust, dated August 8, 2001, and any amendments thereto, by deed from Robert R. Longhurst, dated August 8, 2001 and recorded on August 10, 2001 at 2:47 p.m. in 20010810-0086489, Register's Office, Davidson County, Tennessee. The said Robert R. Longhurst having since died and pursuant to the terms of the Trust, Ann Longhurst Williams is named successor Trustee.

unimproved ☐

This is improved ☒ property, known as 2421 Eastland Avenue, Nashville, TN 37206

(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.

File No. 100170
Witness my hand this 16th day of April, 2010.

Ann Longhurst Williams, Individually

Ann Longhurst Williams, Successor Trustee under the Revocable Longhurst Living Trust dated August 8, 2001

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 Ann Longhurst Williams, Successor Trustee under the Revocable Longhurst Living Trust dated August 8, 2001, the bargainor(s), 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 this 16th day of April, 2010.

Commission expires: 2-28-12

SUMNER COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE JANET L. ADAMS

Notary Public

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 Ann Longhurst Williams, the bargainor(s), 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 this 16th day of April, 2010.

Commission expires: 2-28-12

SUMNER COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE JANET L. ADAMS

Notary Public