BILL GARRETT, Davidson County
Trans:T20100024007 DEEDWARR
Recvd: 04/22/10 12:46 2 pgs
Fees:13.00 Taxes:928.70
20100422-0030532

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $251,000.00

Subscribed and sworn before me this the 20th day of April, 2010.

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

(Affix Seal)

Notary Public

My Comm. Expires May 2, 2012

# WARRANTY DEED

2010127

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
David Nitachke
1629 Long Avenue
Nashville, TN 37206

Send tax bills to:

Map 94-2, Parcel 9

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Michael D. Longenecker and Nicole E. Longenecker**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**David James Nitschke, a single man**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 176, Edgefield Land Co's First Subdivision, as shown on plat of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, said plat reference is hereby made for a more particular description of said property.

Being all of the same property conveyed to Michael D. Longenecker and Nicole E. Longenecker, Husband and Wife by deed dated 7/10/08 from James R. Pomeroy and wife, Patricia A. Pomeroy of record in Instrument No. 20080725-0076309, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1629 Long Avenue, Nashville, TN, 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 20th day of April, 2010.

Michael D. Longenecker

Nicole E. Longenecker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Michael D. Longenecker and, Nicole E. Longenecker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2010.

My commission expires: 11/22/2010

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public