ADDRESS NEW OWNERS and
SEND TAX BILLS:
Kimberley Padilla
1424 Ardee Ave.
Nashville TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
72 - 04 - 0 - 205
NO TITLE SEARCH

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PAUL LONGSTRETH, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to KIMBERLEY PADILLA, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Map of a Resubdivision of Part of Country Club Estates, of record in Book 1424, Page 126, erroneously referred to in a prior deed as Book 3424, Page 126, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Paul Longstreth by deed of record in Instrument No. 20080606-0058479, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 1424 Ardee Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20100029762 DEEDWARR
Recvd: 05/18/10 09:45 2 pgs
Fees:13.00 Taxes:599.03
20100518-0038159

Executed on this 13 day of May, 2010.

Paul Longstreth

PAUL LONGSTRETH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PAUL LONGSTRETH, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 13 day of May, 2010.

G Diane Ladd

NOTARY PUBLIC

My Commission Expires:

11-20-12

G. DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $161,900.00.

AFFIANT

Subscribed to and sworn before me, this the 13 day of May, 2010.

G Diane Ladd

NOTARY PUBLIC

My Commission Expires:

11-20-12

G. DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
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