WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

File No.: ALW-11-2202

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Hogan	PrimeLending, a Plains Capital Company	104-16-353.00
(NAME)	(NAME)	
2202 Belmont Blvd.	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RUSSELL E. LONG AND WIFE, TIFFANY S. LONG**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **DANIEL HOGAN , A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 50' front and 40' rear of Lot No. 127, and a triangular strip off the Northerly side of Lot No. 126 on the Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Beginning on the Easterly margin of Belmont Boulevard at a point 50' South of the Southerly margin of Ashwood Avenue; thence with the Easterly margin said Blvd. Southwardly 50' to the Northwest corner of the property conveyed to Josephine P. Jordan by deed from R. R. Ogilvie and wife, as of record in Book 484, Page 289, said Register's Office; thence with said Jordan's Northerly line, Eastwardly 186' to the Westerly margin of an alley, at a point 10' South of the corner of Lots 126, and 127; thence with said alley, Northwardly 50' to a point 50' South of the Southerly margin of Ashwood Avenue, thence Westwardly and parallel with the Southerly margin of Ashwood Avenue, 186' to the point of beginning.

Being the same property conveyed to Russell E. Long and wife, Tiffany S. Long by Warranty Deed from Kevin S. Van Pamel and wife, Angela VanPamel (sic), dated December 29, 2000, of record in Instrument Number 20010112-0003914, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20110029495 DEEDWARR
Recvd: 05/18/11 09:52 2 pgs
Fees:13.00 Taxes:2068.30
20110518-0037979

unimproved ☐
This is improved ☒ property, known as 2202 Belmont Blvd., Nashville, TN 37212

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 16th day of May, 2011.

Russell E. Long

Tiffany S. Long

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell E. Long and Tiffany S. Long, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2011.

Notary Public
My Commission Expires: 01/07/20

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171