File No. 120315

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. July

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
Shelby Stepp	Same as new owner	052 14 0A 025.00 CO
(NAME)	(NAME)	
2521 Pennington Bend Road #211		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20120025314 DEEDWARR
Recvd: 04/09/12 08:56 2 pgs
Fees:13.00 Taxes:592.00

20120409-0029608

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, WE, Kevin D. Long and Andrea W. Long, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelby Stepp, 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:

Being Unit No. 25 of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, and Plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee together with common elements.

Being part of the same property conveyed to Kevin D. Long and wife, Andrea W. Long by deed from Richard Puncochar d/b/a Pennington Partners, dated April 20, 2007 and recorded on April 24, 2007 in Instrument No: 20070424-0048978, re-recorded on May 17, 2007 in Instrument No. 20070517-0059242, Register's Office, Davidson County, Tennessee.

Master Deed establishing the Pennington Bend Townhomes of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, said Register's Office.

Charter of Pennington Villas Townhomes Association of record in Instrument No. 20040811-0097168, said Register's Office.

Easement for Storm Water Detention of record in Instrument No. 20030929-0143278, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2521 Pennington Bend Road #211, Nashville, TN 37214

(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. 120315
Witness our hands this 30th day of March, 2012.

Kevin D. Long

Andrea W. Long

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 Kevin D. Long and wife, Andrea W. Long, the bargainor(s), 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 30th day of March, 2012.

Commission expires:

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. Jun

Notary Public