WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120052630 DEEDWARR
Recvd: 07/17/12 13:32 2 pgs
Fees:13.00 Taxes:1258.00
20120717-0062869

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Jean Long	First Bank	117-04-0-371
(NAME)	(NAME)	
2908 Primrose Circle	10 Cadillac Dr #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	B'wood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Michael Wilcox, Jr. and spouse, Alyssa Wilcox, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna J. Long, unmarried and Seth T. Humphrey, unmarried, as joint tenants with right of survivorship 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. 19, Block B, on the Plan of Belmont Terrace Annex No. 4 of record in Plat Book 974, page 97, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to MICHAEL WILCOX, JR. AND SPOUSE, ALYSSA WILCOX, by deed from GERALD E. MARTIN AND WIFE, CYNTHIA A. RAGAN, of record as Instrument No. 20070228-0024875, dated February 27, 2007, said Register's Office.

This conveyance is subject to: 2012 property taxes which are due and payable; all matters appearing on the map entitled the Plan of Belmont Terrace Annex No. 4, of record in Plat Book 974, page 97, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2908 Primrose Circle, Nashville, TN 37212
(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.

Witness our hands this 13th day of July, 2012.

Michael Wilcox, Jr.
By: [signature], attorney in fact
Michael Wilcox, Jr.

Alyssa Wilcox
By: [signature], attorney in fact
Alyssa Wilcox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Michael Wilcox, Jr. and spouse, Alyssa Wilcox, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Michael Wilcox, Jr. and spouse, Alyssa Wilcox.

Witness my hand and official seal at_____, this 13th day of July, 2012.

Melissa D. Harris
Notary Public



My Commission Expires: 05/05/15