BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120061984 DEEDWARR
Recvd: 08/20/12 12:33 2 pgs
Fees:13.00 Taxes:518.00

20120820-0074521

ADDRESS NEW OWNER:
Lindsay Willinger
1449 Hunters Branch
Antioch, Tennessee 37013

SEND TAX BILL TO:
SWBC
9311 San Pedro Ste. 100
San Antonio, TX 78216

MORTGAGEE:

MAP	172
GROUP	8A
PARCEL	103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gabe D. Long and wife, Veronica Hampton Long,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Lindsay A. Willinger,** unmarried, hereinafter called the GRANTEE, her 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. 103 on the Plan of Section Two-A, Hunters Branch, of record in Plat Book 6250, page 819, amended in Book 6815, page 77, Register's Office, Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Gabe D. Long and wife, Veronica Hampton Long by deed dated from Nicole M. Howard, an unmarried woman, dated 8/28/06 and recorded 08/22/06 of record in Instrument No. 20050822-0099499, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **1449 Hunters Branch, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **15th** day of **August, 2012.**

Gabe D Long by Lana Marie Randolph his attorney in fact

Gabe D. Long, by Lana Marie Randolph as his attorney-in-fact

Veronica Hampton- Long by Lana Marie Randolph her attorney in fact

Veronica Hampton Long, by Lana Marie Randolph as her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lana Marie Randolph**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Gabe D. Long and wife, Veronica Hampton Long**, the bargainor, and that as said Attorney in Fact, she executed the within Warranty Deed for the purposes therein contained by signing the name of **Gabe D. Long and wife, Veronica Hampton Long** as their free act and deed.

WITNESS my hand and official seal this 15th day of August, 2012.

Tisha C. Baldwin
NOTARY PUBLIC

TISHA C. BALDWIN ★ TENNESSEE NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY

My Commission Expires: 03/30/15

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2012.

Janice H. Collins
NOTARY PUBLIC

My Commission Expires: 9-8-13

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE