Davidson County DEEDWARR
Recvd: 08/31/12 15:49 3 pgs
Fees:18.00 Taxes:850.63
20120831-0079122

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $229,900.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2012.

Notary Public
My commission expires: 3-1-2016

VICTORIA JENKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

02-1207-48006

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy Long	Jeremy Long	161-10-0-B-185.00-CO
4708 Chepstow Dr.	4708 Chepstow Dr.	
Nashville TN 37211	Nashville, TN 37211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martin D. Holmes and Patricia A. Holmes, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy Long and wife, Melissa Long, hereinafter called the Grantees, their successors 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. 31, on the Plan of Phase Eleven, Villages of Brentwood, of record in Book 9700, Page 949, as amended in Instrument No. 20031219-0181287, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. Holmes, unmarried by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, dated August 10, 2001, recorded October 16, 2001, of record in Instrument No. 20010816-0088682, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Martin D. Holmes and Patricia A. Holmes, husband and wife by Quitclaim Deed from Patricia A. Holmes, unmarried, dated December 15, 2004, recorded December 20, 2004, of record in Instrument No. 20041220-0151071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4708 Chepstow Dr., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of August, 2012.

Martin D. Holmes

Patricia A. Holmes by Martin D. Holmes, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martin D. Holmes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of August, 2012.

Notary Public
State of Tennessee at Large

My Commission expires: 1/19/14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martin D. Holmes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia A. Holmes, and who acknowledged that he executed the same as the free act and deed of said Patricia A. Holmes.

WITNESS my hand in Brentwood, TN, this 28th day of August, 2012.

Notary Public
State of Tennessee at Large

My commission expires: 1/19/14

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.