WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Dixie Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DEANIE L. GREGORY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title and
Closing Company
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David E. Long and wife, Kay Smith Long and Dixie Keith	David E. Long c/o Dixie Keith	03100001100
(NAME)	(NAME)	
605 Priscilla Court	605 Priscilla Court	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison , TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120068087 DEEDWARR
Recvd: 09/11/12 12:15 2 pgs
Fees:13.00 Taxes:155.40
20120911-0082332

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, AIMEE RAY AND AMANDA COE, AS THE ONLY HEIRS-AT-LAW OF WILLIAM CHRISTOPHER LEWIS, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID E. LONG AND WIFE, KAY SMITH LONG, as to a one-half undivided interest and DIXIE KEITH, as to a one-half undivided interest AS TENANTS IN COMMON, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, being in the 10th, formerly the 22nd, Civil District and described as follows, to-wit:

Beginning at a point in the eastern boundary line of the property conveyed to Fred Harrison, et ux, by deed from Fisher Melton, et ux, of record in Book 1764, Page 29, Register's Office for said County, being the northwest corner of the property conveyed to Lewis B. Ingram, et ux, by deed from H. W. Lyons, et al, of record in Book 1320, Page 654, said Register's Office, (formerly C.C. Owens' tract); thence with said Ingram's formerly Owens' northern boundary line, South 65 degrees east 82-1/2 feet, South 27 degrees east 237.6 feet, and South 36 degrees east 300.3 feet to a southwest corner of the property conveyed to John D. Brown, et ux, by deed from Ella Owens, et al, of record in Book 2539, Page 91, said Register's Office; thence with Brown's line North 51 degrees 30' East 492 feet, South 73 degrees East 680 feet, North 33 degrees East 462 feet; North 73 degrees West 957 feet, South 33 degrees West 83.5 feet, and North 70 degrees West 610 feet to a point in said Harrison's Eastern boundary line; thence with said Harrison's east line as described in said deed and as fixed by procession survey of Annie O. Townes' land by Erle Drake, County Surveyor, December 12, 1921, South 18 degrees West 356.4 feet to a stone, black locust and chestnut pointers, and continuing with said line 40 degrees West 132 feet to the beginning.

Being the same property conveyed on November 2, 1993 to William Christopher Lewis by Quitclaim Deed from Melvin B. Butler, Trustee of record in book 9139, Page 112, Register's Office for Davidson County, Tennessee. The said William Christopher Lewis having died intestate as evidenced by probate file 09P1243 Probate Court Clerk's Office for Davidson County, Tennessee. Affidavit of Heirship of record as Instrument No. 20101208-0097850 establishes the heirs-at-law of William Christopher Lewis to be Aimee Ray and Amanda Coe. Order of Administration in the Circuit Court for Davidson County, Tennessee, Probate Division at Nashville Tennessee appoints Aimee Ray as Administratix of the Estate of William Christopher Lewis, deceased.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE LACK OF ACCESS TO A PUBLIC ROAD OR STREET.

unimproved ☐

This is improved ☐ property, known as 4886 Lickton Pike, Whites Creek, TN 37189

(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 31st day of August, 2012.

Aimee Ray

Amanda Coe

STATE OF TENNESSEE

as Administratrix of the Estate of
William Christopher Lewis, deceased.

COUNTY OF DAVIDSON

On this 31st day of August, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aimee Ray and Amanda Coe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF NEW MEXICO
COUNTY OF Sandoval

On this the 30 day of August, 2012, before me, a Notary Public in and for said County and County, duly commissioned and qualified, personally appeared Amanda Coe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My commission exires:

Notary Public

OFFICIAL SEAL
CARRIE M. ROYBAL
Notary Public
State of New Mexico
My commission expires: 07/2/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Aimee Ray, as Administratix of the Estate of William Christopher Lewis, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

My Commission Expires: 3-3-2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 2012-0489
GRE TN Warranty Deed