WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2012.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 1-6-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas W. Long	Thomas W. Long	018-07-0-096.00
(NAME)	(NAME)	
701 Lucien Drive	701 Lucien Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Kim Bailey and Joseph McEachron, as sole heirs of Frances E. Green, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Long and Martha F. Long, husband and wife, 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 32, CHARLESTONE SQUARE, as shown on plat of record in Plat Book 4860, Pages 37 and 38, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lee Roy Green and wife, Frances E. Green, as tenants by the entirety by Warranty Deed from Elm Hill Homes, Inc., recorded on the 31st day of August, 1979 in Deed Book 5491, Page 371, in the Register's Office of Davidson County, Tennessee. Said interest is now vested in Frances E. Green, as surviving tenant by the entirety, the said Lee Roy Green having died on June 4, 1986. The said Frances E. Green having remarried to Roy Lee Morris. The said Roy Lee Morris having since died on November 25, 2006. Said interest is now vested in Kim Bailey and Joseph McEachron, as surviving tenant by the entirety, the said Frances E. Green having since died May 7, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

This instrument is being executed in behalf of Kim Bailey pursuant to a Power of Attorney executed by same on the 15th day of October, 2012, and being filed for record simultaneously herewith, of record in Instrument No.: **20121023-0096867**, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 701 Lucien Drive, Goodlettsville, TN 37072

(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.

Davidson County DEEDWARR
Recvd: 10/23/12 09:28 3 pgs
Fees:18.00 Taxes:444.00
20121023-0096868

Witness our hands this 22nd day of October, 2012.

Kim Bailey By Joseph McEachron, Her Attn. in Fact
Kim Bailey
By: Joseph McEachron, as Attorney in Fact

Joseph McEachron
Joseph McEachron

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Joseph McEachron, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Kim Bailey, acting as that person's agent and attorney in fact, and the said Joseph McEachron acknowledged that he executed the foregoing instrument as agent and attorney in fact for Kim Bailey for the purposes therein contained.

WITNESS my hand and seal, this 22nd day of October, 2012.

My Commission Expires:
_____

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

STATE OF TENNESSEE) County of ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph McEachron, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of October, 2012.

Notary Public

My Commission Expires: _____

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

Certificate of Authenticity

I, Kim Hollingshead *, 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 Williamson

Personally appeared before me, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

