WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2012

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

KAREN L. TRUSTY — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20120084828 DEEDWARR
Recvd: 11/06/12 11:17 2 pgs
Fees:13.00 Taxes:895.40
20121106-0102361

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina Chew	Avenue Bank	08314020100
(NAME)	(NAME)	
1708 Fatherland Street	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Michael Longenecker and wife, Sara Beth Longenecker,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tina Chew, an unmarried person**, 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. 20 of Block A, on the Plan of Priest Home Place, of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael D. Longenecker by Quitclaim Deed from Nicole E. Longenecker, dated January 18, 2012 of record in Instrument No. 20120119-0005191, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Michael D. Longenecker and wife, Nicole E. Longenecker by deed from Daniel N. Fell, dated June 22, 2007 of record in Instrument No. 20070628-0077435, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 1708 Fatherland Street, Nashville, TN 37206

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, has 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 **October, 2012**

Michael Longenecker

Sara Beth Longenecker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Michael Longenecker and Sara Beth Longenecker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **October, 2012**

Notary Public

My commission expires: 8-23-16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON