WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner (13)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary K. Long	Quicken Loans, Inc	096-11-O-189.00
(NAME)	(NAME)	
3219 Lakeland Drive	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-3405	Detroit, MI 48225-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130105136 DEEDWARR
Recvd: 12/17/13 15:25 2 pgs
Fees:13.00 Taxes:462.50

20131217-0127559

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jonathan Smyth, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mary K. Long and Clarence A. Long, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Hickory Bend, Section I, as shown by plat appearing of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jonathan Smyth by Deed from Les Freelove N/K/A Jonathan Smyth, dated 11/20/2006 and filed for record on 11/20/2006 in Instrument 200611200143868, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 3300, Page 38, said Register's Office.

Restrictive Covenants of record in Book 3341, Page 265, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3219 Lakeland Drive, Nashville, TN 37214-3405
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 19th day of November, 2013.

Jonathan Smyth

State of Tennessee
County of Wilson

Personally appeared before me Jonathan Smyth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of November, 2013.

Notary Public
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122