WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/5/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Long and Jeffrey Long, wife and husband	SunTrust Mortgage, Inc.	09412002500
	(NAME)	
239 Tulip Hill Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jim Bale Construction, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shelby Long and Jeffrey Long, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 40-B, RESUBDIVISION OF LOT 40 AND RESERVED PARCEL "B" CLOVER NOOK SUBDIVISION OF RECORD IN BOOK 8250, PAGE 312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JIM BALE CONSTRUCTION, LLC BY DEED FROM RAGAN HALL AND WIFE, DOLORES HALL OF RECORD IN INSTRUMENT NO. 20130530-0054214, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 239 Tulip Hill Drive, Nashville, TN 37210
(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 my/our hand(s) this 27th day of February, 2014.

BILL GARRETT, Davidson County
Trans:T20140014593 DEEDWARR
Recvd: 03/04/14 09:42 2 pgs
Fees:13.00 Taxes:554.63
20140304-0017934

WARRANTY DEED
(Continued)

JIM BALE CONSTRUCTION, LLC

JIM BALE, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JIM BALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of JIM BALE CONSTRUCTION, LLC, the within named bargainor, a Limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited liability company as Chief Manager.

Witness my hand and seal this 27th day of February, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste. 200
Nashville, TN 37215