BILL GARRETT, Davidson County
Trans: T20140022815 DEEDWARR
Recvd: 04/04/14 10:03 2 pgs
Fees: 13.00 Taxes: 1080.40
20140404-0028157

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: JH140139

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2014.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Lett *et ux* 1225 Kenmore Place Nashville, TN 37216	Same address as new owner	07203031500

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Two Thousand and 00/100 Dollars ($292,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN P. LONG, JR. AND WIFE, JENNIFER D. LONG, BY AND THROUGH THEIR LAWFUL ATTORNEY-IN-FACT, LESLIE GARSIDE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JUSTIN LETT AND HEATHER C. LETT, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 70 on the Map of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, as follows:

Said part of said Lot No. 70 fronts 50 feet on the northerly side of Shelton Avenue and runs back between parallel lines 189.75 feet to a dead line.

BEING the same property conveyed to John P. Long, Jr. and wife, Jennifer D. Long by Warranty Deed from Robert Tyler and wife, Celeste Krenz, dated 9/15/2006, recorded 9/25/2006, of record in Instrument No. 20060925-0118477, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 332, page 101; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1225 Kenmore Place, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, his heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 31st day of March, 2014.

John P. Long, Jr. by Leslie Garside, attorney in fact

JOHN P. LONG, JR. BY LESLIE GARSIDE, ATTORNEY-IN-FACT

Jennifer D. Long by Leslie Garside, attorney in fact

JENNIFER D. LONG BY LESLIE GARSIDE, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of March, 2014 before me, appeared Leslie Garside, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for John P. Long, Jr. and Jennifer D. Long and that said instrument was signed in behalf of the said John P. Long, Jr. and Jennifer D. Long by herself as their attorney-in-fact.

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

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires: 8/16/14