(1)

NEW OWNER:

COLLEEN LONG
86 TROTWOOD CIRCLE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
Same

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0316

Map and Parcel 172010A11200

MAIL TO:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140029742 DEEDWARR
Recvd: 05/01/14 09:19 3 pgs
Fees:18.00 Taxes:1158.10
20140501-0036644

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirteen Thousand and 00/100 Dollars ($313,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JANE FIELDS AUSTIN, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **COLLEEN GRAY LONG,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

*unmarried

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 112, on the Plan of Copperfield, Revised, as shown on the plat of the same of record in Plat Book 6900, Pages 555-559, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to HILTON M. AUSTIN and wife, JANE FIELDS AUSTIN by Warranty Deed from Dyana Y. Butler, unmarried, dated January 28, 2005, and of record in Instrument No. 20050204-0013495, Register's Office for DAVIDSON County, Tennessee. Hilton M. Austin and Jane Fields Austin remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Hilton M. Austin; therefore, Jane Fields Austin is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 86 TROTWOOD CIRCLE, BRENTWOOD, TN 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Pages 555-559, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 28th day of April, 2014.

Jane Fields Austin
JANE FIELDS AUSTIN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JANE FIELDS AUSTIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2014.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$313,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2014.

NOTARY PUBLIC

My commission expires: _____

PAM S. HOUSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016