BILL GARRETT, Davidson County
Trans:T20140055710 DEEDWARR
Recvd: 07/31/14 13:55 2 pgs
Fees:13.00 Taxes:747.40
20140731-0068475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 202,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2014.

Notary Public

My commission expires MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ASHLEY SMITH	**PINNACLE BANK**	**07301007100**
1930 RIVERWOOD DRIVE	**150 THIRD AVE SOUTH, STE 900**	
NASHVILLE, TN 37216	**NASHVILLE, TN 37201**	

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 ACKNOWLEDGE, WE,

FLOYD LONG AND MARTHA LONG "AS TENANTS BY THE ENTIRETY"

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASHLEY SMITH, an unmarried woman

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:

BEING LOT NO. 12 ON THE MAP OF "HAPPY VALLEY", SECTION "A", NOT OF RECORD DESCRIBED ACCORDING TO SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, APRIL 19, 1941, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF WILLIAMS FERRY ROAD AT A POINT 875 FEET EAST OF THE EASTERLY MARGIN OF COOPER LANE, SAID POINT BEING THE CORNER OF LOTS NOS. 11 AND 12; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 162.5 FEET; THENCE EASTWARDLY 75 FEET TO THE CORNER OF LOTS NOS. 12 AND 13; THENCE WITH LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 164.5 FEET TO THE SOUTHERLY MARGIN OF WILLIAMS FERRY ROAD; THENCE WITH SAID ROAD, WESTWARDLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FLOYD LONG AND MARTHA LONG "AS TENANTS BY THE ENTIRETY" FROM SABIN J LANE AND WIFE CAROLYN D LANE BY WARRANTY DEED DATED 8/1/80, AND RECORDED 8/8/80 IN BOOK 5634, PAGE 858, SAID REGISTER'S OFFICE, IN THE AMOUNT OF $37,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1930 RIVERWOOD DRIVE, NASHVILLE, TN 37216.

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 in 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 30th day of July, 2014.

FLOYD LONG

MARTHA LONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, FLOYD LONG and MARTHA LONG, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2014.

MY COMMISSION EXPIRES MARCH 1, 2016

Notary Public

My Commission Expires:_____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY