BILL GARRETT, Davidson County
Trans: T20140058013 DEEDWARR
Recvd: 08/07/14 15:44 2 pgs
Fees: 13.00 Taxes: 1110.00

20140807-0071374

WARRANTY DEED

BR14-6016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF August, 2014.

MARY P. NEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: ?

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey James	New Owner (NAME)	
6016 Gessner Lane (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	172-05B-165.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH LONG AND WIFE, KELLY LONG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASEY JAMES, A SINGLE MAN, hereinafter called the Grantee(s), 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. 51 on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Long and wife, Kelly Long by Warranty Deed from Pamela P. Hughes, an unmarried woman, of record in Instrument No. 20071113-0133066, Register's Office for Davidson County, Tennessee, dated November 1, 2007 and recorded on November 13, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20001122-0115320, Instrument Number 20001214-0123042, Instrument No. 20001214-0123043, Instrument No. 20050510-0052774 and Instrument No. 20110421-0030897, Instrument No. 20010824-0091876; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6016 Gessner Lane, Brentwood, Tennessee 37027
(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 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 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 6th day of August, 2014.

Kenneth Long

Kelly Long

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of August, 2014, before me personally appeared Kenneth Long and wife, Kelly Long to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of August, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959