# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066663 DEEDWARR
Recvd: 09/08/14 11:14 2 pgs
Fees:13.00 Taxes:1443.00
20140908-0082016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Jdanderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Louis Johnson | Tennessee Bank & Trust | 104-10-0-C-4.00 CO |
| (NAME) | (NAME) | |
| 322 Elmington Avenue | 4007 Hillsboro Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Edward V. Longinotti and Lisa A. Longinotti, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Louis Johnson* 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:

*single man

Land in Davidson County, Tennessee, being Unit 4-C, ELMINGTON CONDOMINIUM, REVISED, as shown on plat of record in Plat Book 4300, Page 200, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Lisa A. Longinotti, joined by her spouse, Edward V. Longinotti to Edward V. Longinotti and Lisa A. Longinotti, husband and wife as recorded on the 14th day of June, 2006 in Instrument No. 20060614-0070668 and Warranty Deed from Jean D. Anderson, Trustee of The Jean D. Anderson Living Trust, established by the Revocable Trust Agreement of Jean D. Anderson, dated October 24, 2000 to Lisa A. Longinotti as recorded on the 13th day of January, 2006 in Instrument No. 20060113-0005167, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 322 Elmington Avenue, Nashville, TN 37205
(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 our hands this 5th day of September, 2014.

Edward V. Longinotti

Edward V. Longinotti
By: Lesa Hartley Skoney
Lesa Hartley Skoney, His Attorney-in-fact

Lisa A. Longinotti

Lisa A. Longinotti
By: Lesa Hartley Skoney
Lesa Hartley Skoney, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Lesa Hartley Skoney, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Edward V. Longinotti and Lisa A. Longinotti, acting as that person's agent and attorney in fact, and the said Lesa Hartley Skoney acknowledged that she executed the foregoing instrument as agent and attorney in fact for Edward V. Longinotti and Lisa A. Longinotti for the purposes therein contained.

WITNESS my hand and seal, this 5th day of September, 2014.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 27, 2015