This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14398

BILL GARRETT, Davidson County
Trans:T20140078323 DEEDWARR
Recvd: 10/17/14 10:25 2 pgs
Fees:13.00 Taxes:428.83
20141017-0095911

Send Tax Bills To:
Tiffany S. + Richard Long
3805 Fish Hatchery Rd.
Mohawk, TN 37810

New Owner is:
Tiffany S. Long
314 Ladybird Drive
Nashville, TN 37217

MAP: 135-01-0

PARCEL: 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David Westrom and wife, Kelley Lynn Westrom**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tiffany S. Long and husband, Richard Long**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **314 Ladybird Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Town Park Estates, as of record in Plat Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 60 feet on the northeast margin of Ladybird Drive and extends back between parallel lines 219.14 feet on the southeast line, and 279.12 feet on the northeast line, to a line on the rear which is a broken line on which it measures 148.73 feet.

BEING the same property conveyed to David Westrom and wife, Kelley Lynn Westrom, by Warranty Deed from the Metropolitan Nashville Airport Authority, dated 11/27/07 and recorded 11/28/07 in Instrument Number 20071128-0138190, Register's Office for Davidson County, Tennessee.

KLW DW
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of October, 2014.

GRANTOR(S):

DAVID WESTROM

KELLEY LYNN WESTROM

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **David Westrom and wife, Kelley Lynn Westrom,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of October, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$115,900.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of October, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____