WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091196 DEEDWARR
Recvd: 12/05/14 11:16 2 pgs
Fees:13.00 Taxes:1280.20
20141205-0111632

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Leonidas R. Bermudez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2014

Brenda R. Lehman
Notary Public

MY COMMISSION EXPIRES: March 08, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonidas R. Bermudez	Leonidas R. Bermudez	172140B03100CO
(NAME)	(NAME)	
4557 Winfield Drive	4557 Winfield Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Denzel M. Long,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leonidas R. Bermudez,** 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:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Winfield Park, Phase 1, Section 1, a Planned Unit Development, as recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20010313-0024108 to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert L. Long and Denzel M. Long, husband and wife, by deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, recorded August 12, 2002 of record in instrument number 20020812-0097414, Register's Office for Davidson County, Tennessee. The said Robert L. Long having since died on November 20, 2007. The property vesting in Denzel M. Long as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4550 Winfield Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

D. M. L.

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 my/our hands this 3rd day of December, 2014.

Denzel M. Long

Denzel M. Long

State of Tennessee
County of Williamson

Personally appeared before me Denzel M. Long, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of December, 2014.

Brenda R. Lehman

Notary Public
My Commission Expires: March 08, 2015



File No.: 8435