RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Adrian Long
2693 Glen Oaks Drive
Nashville, Tennessee , 37214

SEND TAX BILL TO:
Owner

MAP 96-9
GROUP
PARCEL 41.00

MORTGAGEE:

Pinnacle Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Barbara Y. Spiceland, a single person and Cathy Y. Luster, a married person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Adrian Long, a single woman,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

***Landon Lee Luster, spouse of Cathy Y. Luster, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.**

This is **improved** property known as **404 Lorna Drive, Nashville, Tennessee 37214.**

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, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

BILL GARRETT, Davidson County
Trans:T20150002147 DEEDWARR
Recvd: 01/09/15 10:45 3 pgs
Fees:18.00 Taxes:488.40
20150109-0002524

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 the 5th day of **January, 2015.**

Barbara Y. Spiceland

Cathy Y. Luster

Landon Lee Luster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Barbara Y. Spiceland, Cathy Y. Luster and Landon Lee Luster**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of January, 2015.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $132,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of January, 2015.

NOTARY PUBLIC

DEBBIE A MITCHELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 4/19/2017

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-24022

Tract No. 1: Land in located in Davidson County, Tennessee, being Lot No. 151 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118, and 119, Register's Office for said County.

Tract No. 2 (adjoining Tract No. 1): Beginning at the southeast corner of Lot No. 152 on the Plan of Woodberry Park of record in Book 2133, Page 117, Register's Office for Davidson County, Tennessee; thence north 60 degrees 20' east 22 feet more or less to a point; thence north 84 degrees 30' east 63 feet more or less to a point; thence north 30 degrees 50' west 125.5 feet more or less to a point in the southerly margin of Lot No. 151; thence in a westerly direction along the rear line of Lot No. 151 and a part of the rear line of Lot No. 152, 80.2 feet more or less to a corner of Lot No. 152; thence south along the easterly line of Lot No. 152, 99.0 feet to the point of beginning.

Being the same property conveyed to Barbara Y. Spiceland, a single person, and Cathy Y. Luster, a married person, their heirs and assigns by Quitclaim Deed from David Kennedy, Jr., Trustee, dated 10/15/2012, of record in Instrument No. 20121018-0095601, in the Register's Office of Davidson County, Tennessee.