Davidson County	DEEDWARR
Recvd: 02/09/15 13:30	2 pgs
Fees:13.00 Taxes:740.00	
20150209-0011887	

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-0025

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 200,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF February, 2015.

Notary Public

Commission Expiration: 4/2015

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:
Iisha M. Lemming
1501 Beaus Way
Nashville, TN 37115

SEND TAX BILLS TO:
Highland Residential Mtg
12001 N. Central Expwy #750
Dallas, TX 75243

MAP-PARCEL:
051150C02700CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sara L. Longhini and Matthew R. Longhini, joint tenants with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Iisha M. Lemming, 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Cluster Lot Development Final Plat for Section 2, Walton Oaks Subdivision, a planned Unit Development, as of record in Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sara L. Longhini and Matthew R. Longhini, joint tenants with rights of survivorship from Jennifer K. Steed, a single woman by deed dated 10/26/2009 filed for record on 11/04/2009 in Instrument No. 20091104-0101993, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **1501 Beaus Way, Madison, TN 37115**

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 we do covenant with the said GRANTEE 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, 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.

Witness my hand this 6th day of February, 2015.

Sara L. Longhini

Matthew R. Longhini

Beth A Longhini

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sara L. Longhini and Matthew R. Longhini**,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

*+ Beth A. Longhini

Witness my hand and official seal at Nashville, Tennessee this 6th day of February, 2015.

Notary Public

Commission Expiration: 4/2015

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018