BILL GARRETT, Davidson County
Trans:T20150014938 DEEDWARR
Recvd: 03/02/15 10:52 2 pgs
Fees:13.00 Taxes:1361.60
20150302-0017660

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, (THIS THE 26th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Cheryl Humbert	"New Owner"	172-10-0B-094.00-CO
(NAME)	(NAME)	
2001 Earlington Drive		
(ADDRESS)	(ADDRESS)	
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, I, Tonya J. Long, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cheryl Humbert, unmarried, 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. 94 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 1, Revision 1 of record in Plat at Instrument No. 20000215-0015149 and 20000215-0015150 and as revised in Instrument No. 20010209-0012852 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tonya J. Long, unmarried by Warranty Deed from Jason E. Martin and wife, Margaret Martin of record in Instrument No. 20060818-0101964 Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on August 18, 2006.

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.

This instrument is being executed in behalf of Tonya J. Long pursuant to a Power of Attorney executed by same on the 12th day of February, 2015, and being filed for record simultaneously herewith, of record in Instrument No.: 20150302-0017659, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 109 Osprey Court, Nashville, TN 37211
(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 my hand this 26th day of February, 2015.

Tonya J. Long
By: _____
Carla D. Bjork, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Carla D. Bjork, 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 Tonya J. Long, acting as that person's agent and attorney in fact, and the said Carla D. Bjork acknowledged that she executed the foregoing instrument as agent and attorney in fact for Tonya J. Long for the purposes therein contained.

WITNESS my hand and seal, this 26th day of February, 2015.

My Commission Expires:

_____

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019