RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155614

BILL GARRETT, Davidson County
Trans:T20150025516 DEEDWARR
Recvd: 04/07/15 10:14 2 pgs
Fees:13.00 Taxes:646.02
20150407-0030279

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,600.00.

Brian I Long
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015.

NOTARY PUBLIC

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian I. Long 280 Molina Rd. Fayetville, TN 37334	Same address as new owner	095-10-0-068.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Four Thousand Six Hundred and 00/100 Dollars ($174,600.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER H. HARDIN AND KIMBERLY D. HARDIN HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN I. LONG, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 132 on the Plan of Elm Hill Acres Subdivision, Section 2, as of record in Book 2331, Page 68, in the Register's Office of Davidson County, Tennessee. Said Lot Number 132 fronts 80 feet on the Westerly margin of Wanda Drive, and runs back 143 feet on the Northerly line, and 219 feet on the Southerly line, to a broken line in the rear measuring 122.8 feet thereon.

BEING the same property conveyed to Christopher H. Hardin and Kimberly D. Hardin, husband and wife, by Deed of Correction dated October 21, 2011 and recorded November 21, 2011, of record in Instrument Number 20111121-0090918, which corrects the prior Deed dated October 21, 2011 and recorded October 26, 2011, of record in Instrument Number 20111026-0083254, both in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 518 Wanda Drive, Nashville, TN 37210, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of March, 2015.

CHRISTOPHER H. HARDIN

KIMBERLY D. HARDIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christopher H. Hardin and Kimberly D. Hardin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2015.

Notary Public

Printed Notary Name

My commission expires: 10/6/18

