WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044255 DEEDWARR
Recvd: 06/05/15 09:32 2 pgs
Fees:13.00 Taxes:1235.80
20150605-0052725

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

PAM MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aspen Construction of Brentwood, Inc.	Aspen Construction of Brentwood, Inc.	91-15-187.00
(NAME)	(NAME)	
P.O. Box 2092	P.O. Box 2092	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37024	Brentwood TN 37024	
(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, **Donna Lee Longeuvan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aspen Construction of Brentwood, Inc.,** 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 the easterly 50 feet of the westerly 200 feet on the southerly 150 feet of Block 16 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, said Register's Office.

Said part of Block 16 fronts 50 feet on the northerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to David Keith Longuevan, Sr. and wife, Donna Lee Longuevan by Warranty Deed dated February 11, 1986, by Ella Jane Harris Powell and husband, T.H. Joy Powell, of record in Book 6781, Page 329, Register's Office for Davidson County, Tennessee. The said David Keith Longuevan, Sr. having since died.

unimproved ☐

This is improved ☐ property, known as 5104 Dakota Avenue, Nashville, TN 37209
(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/our hands this 28th day of May, 2015.

Donna Lee Longeuvan

State of Tennessee
County of Williamson

Personally appeared before me Donna Lee Longeuvan, 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 28th day of May, 2015.

Notary Public
My Commission Expires: _____

File No.: 9580

