WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$975,000.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John R. Long **Lindsley W. Long**	New Owner	**Map 117-12-0 Parcel 175-00**
3702 Granny White Pike		
Nashville, TN 37204		

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

Maria Christina Schaffner, as Executrix of Estate of Mary Martin Schaffner, joined by Maria Christina Schaffner, unmarried, and Ethan William Schaffner, unmarried, Devisees under the Last Will and Testament of Mary Martin Schaffner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Long and Lindsley W. Long

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 Lots Nos. 1 and 31 on the map showing subdivision of the Draughon Tract, as of record in Book 974, Page 39, Register's Office for Davidson County, Tennessee. Said Lots Nos. 1 and 31 front together with 236 feet on the easterly side of Granny White Pike and run back 202.2 feet on the southerly line and 195 feet on the northerly line, with the southerly margin of Draughon Avenue, to a dead line, measuring 239.4 feet thereon.

Being all of the same property conveyed to William Schaffner, II and wife, Mary Martin Schaffner by Deed dated October 20, 1970, from Mack Wayne Craig, as of record in Book 4454, Page 250, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 88D-4428, Circuit Court for said county. The said property was further conveyed to Mary Martin Schaffner by Quitclaim Deed dated November 22, 1988 from William Schaffner, II of record in Book 7889, Page 493, said Register's Office. The said Mary Martin Schaffner having died on December 5, 2012. The said property was devised to Maria Christina Schaffner and Ethan William Schaffner by The Last Will and Testament of Mary Martin Schaffner, of record in Docket No. 12P-1866, Probate Court for said county.

This instrument is being executed on behalf of Ethan William Shaffner, pursuant to a Power of Attorney executed by same on the 16th day of September, 2015, of record in Instrument No. 20150918-0095024, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following: The Plan of record in Plat Book 974, Page 39, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; taxes for the current year, which have been prorated and assumed by the Grantee herein. This conveyance is further subject to Conservation Easement granted to Historic Nashville, Inc., recorded as Instrument No. 20150921-0095692, said Register's Office, as ratified and confirmed by instrument recorded as Instrument No. 20150923 - 0096478, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **3702 Granny White Pike, Nashville, TN 37204**

BILL GARRETT, Davidson County
Trans:T20150081895 DEEDWARR
Recvd: 09/25/15 14:17 2 pgs
Fees:13.00 Taxes:3607.50
20150925-0097781

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 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 hand(s) this 22nd day of **September, 2015.**

Maria Christina Schaffner Executrix
Maria Christina Schaffner,Executrix of Estate of Mary Martin Schaffner

Ethan William Schaffner
by Maria Christine Schaffner
Attorney-in-Fact
Ethan William Schaffner, Devisee, by Maria Christina Schaffner, Attorney-in-Fact

Maria Christina Schaffner
Maria Christina Schaffner, Devisee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Maria Christina Schaffner, Executrix of Estate of Mary Martin Schaffner,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of **September, 2015.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Maria Christina Schaffner,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of **September, 2015.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of September, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Maria Christina Schaffner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Ethan William Schaffner** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ethan William Schaffner**, for the purpose therein contained, by signing the name of **Ethan William Schaffner,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of **September, 2015.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.