RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150090771 DEEDWARR
Recvd: 10/26/15 10:25 2 pgs
Fees: 13.00 Taxes: 906.50

20151026-0108406

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Kathleen D. Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2015

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Long	SAME	098-06-0-A-012.00 CO
(NAME)	(NAME)	
5201 New John Hagar Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Patricia M. Leveille, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Long and Tina Long, husband and wife,** 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:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 7 on the Final Plat of Phase 1, Section A, Bridgewater, of record in Instrument No. 20051104-0133897, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Patricia M. Leveille, an unmarried woman, by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated September 28, 2007, of record in Instrument No. 20071002-0117227, Register's Office for Davidson County, Tennessee.

Ron Wildermuth, husband of Patricia M. Leveille joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, if any, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20051104-0133897; restrictions of record in Instrument No. 20051024-0128043 and Instrument No. 20051122-0141076; Articles of Incorporation/ Charter of record in Instrument No. 20060223-0021110; Easement for sanitary sewer/ storm drainage of record in Instrument No. 20060120-0008000; Easement to Tennessee Valley Authority of record in Book 1291, page 99; Storm water detention agreement of record in Instrument No. 20050222-0019150; Open space maintenance agreement of record in Instrument No. 20051024-0128043; Agreement of record in Instrument No. 20071204-0140304; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5201 New John Hagar Road, Hermitage, TN 37076
(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 ~~our~~my hand this 23rd day of October, 2015.

Patricia M. Leveille

Ron Wildermuth

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Patricia M. Leveille and Ron Wildermuth, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of October, 2015.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

File No.: 21709