WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

P-VRES-15-1312

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Long and Vivian Finch	**Access National Mortgage**	
(NAME)	(NAME)	
1312 Shelton Avenue	**1800 Robert Fulton Drive, Ste. 350**	**072-07-0-028.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SADIE S. SHAW-BROOKS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN LONG AND VIVIAN FINCH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Westerly 50 feet of Lot No. 18 on the Plan of a Part of the Mora Sharpe Lands of record in Plat Book 547, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 18 fronts 50 feet on the Southerly margin of Shelton Avenue and extends back 240 feet, more or less, on the Westerly line and 234.4 feet, more or less, on the Easterly line to a dead line in the rear measuring 63 feet thereon.

Being the same property conveyed to Sadie S. Shaw, a single person by Warranty deed from Margaret A. Paxton, unmarried of record in Instrument No. 20081103-0109401 Register's Office for Davidson County, Tennessee, dated October 31, 2008 and recorded on November 03, 2008. The said Sadie S. Shaw being one and the same, and now known as, Sadie S. Shaw-Brooks.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 547, Page 114;
- Agreement for Dedication of Easement of record in Book 4044, Page 561;
- Agreement for Dedication of Easement of record in Book 4044, Page 557, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1312 Shelton Avenue , Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150093551 DEEDWARR
Recvd: 11/03/15 10:21 2 pgs
Fees:13.00 Taxes:1069.30
20151103-0111784

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2015.

Sadie S. Shaw-Brooks

Kyle Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SADIE S. SHAW-BROOKS and KYLE BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212