BILL GARRETT, Davidson County
Trans:T20150097253 DEEDWARR
Recvd: 11/16/15 12:54 2 pgs
Fees:13.00 Taxes:1202.50
20151116-0116091

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow
700 12th Avenue South, Suite 302
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: ~~$325,000.00~~

Affiant

Subscribed and sworn to before me, this 12 day of November 2015.

Notary Public
My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Traci L. Thomas 1229 Shelton Avenue Nashville, TN 37216	New Owner	Tax Parcel ID No. 072-07-0-023.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID E. LONG and KAY SMITH LONG, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **TRACI L. THOMAS, UNMARRIED,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the east part of Lot No. 67 on the Map of Inglewood Place as of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Shelton Avenue and runs back between parallel lines 189.9 feet, more or less, on the westerly line and 189.9 feet on the easterly line, along the westerly margin Oxford Street, now abandoned, to a dead line in the rear, measuring 50 feet thereon.

Together with a beneficial interest in that certain Driveway Easement of record in Book 7813, page 830, said Register's Office.

Being the same property conveyed to David E. Long and wife, Sandra Long, by deed from Donald L. Potter and wife, Christine C. Potter, of record in Book 11243, page 490, dated November 11, 1998, said Register's Office. Sandra Long having since died on or about January 24, 2007, leaving Donald L. Potter as the surviving tenant by the entirety. Being further conveyed to David E. Long and wife, Kay Smith Long, by quitclaim deed from David E. Long, of record in Instrument No. 20110208-0011096, dated February 8, 2011, said Register's Office.

This is improved property commonly known as: **1230 Shelton Avenue, Nashville, TN 37216**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of November, 2015.

DAVID E. LONG

KAY SMITH LONG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DAVID E. LONG** and **KAY SMITH LONG** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of November, 2015.

Notary Public
My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY