BILL GARRETT, Davidson County
Trans:T20150103554 DEEDWARR
Recvd: 12/08/15 10:23 2 pgs
Fees:13.00 Taxes:732.60
20151208-0123403

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1674

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~199,000.00~~ 198,000.00 FMV

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of December, 2015.

Notary Public
Commission Expires: 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul Longuski 3377 Cain Harbor Dr. Nashville, TN 37115	Acopia 306 Northcreek Blvd Goodlettsville TN 37072	062-02-0B-119.00

WARRANTY DEED

FOR AND IN 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/WE,

Linda N. Schnell, a married woman and Jennifer A. Schnell, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Edward Longuski and Emilee Abigail Longuski, 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:

LAND in Davidson County, Tennessee, being Lot No. 48, Abbington Park, Phase One, Section Three, First Amendment, as shown on plat of record in Instrument Number 20040728-0090230, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Linda N. Schnell, a married woman and Jennifer A. Schnell, an unmarried woman, by Quitclaim Deed from Linda N. Schnell, a married woman (joined by her spouse, Robert W. Schnell), dated 1/19/12 and recorded 1/23/12 in Instrument Number 20120123-0006064; and the same property previously conveyed to Linda N. Schnell, married, by Warranty Deed from Anthony Sewell and wife, Dayna L. Sewell, dated 11/30/11 and recorded 12/6/11 in Instrument Number 20111206-0095288, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3377 Cain Harbor Dr., Nashville, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of December, 2015.

Linda N. Schnell

Jennifer A. Schnell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda N. Schnell, a married woman and Jennifer A. Schnell, an unmarried woman** 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 at Brentwood, Tennessee this 4th day of December, 2015.

Notary Public
My Commission Expires: 1/18/16

(Notary Seal)

