BOX 10-A

WARRANTY DEED

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

R-ER-15-2814-T

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)
Matthew W. Long	SAME	
(NAME) **2418 Eastland Avenue**	(NAME)	**083-12-0-107.00**
(ADDRESS) **Nashville, TN 37206-1134**	(ADDRESS)	
(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 **CRYSTAL LYNN WHEAT AND HUSBAND, MICHAEL JAY KILBY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW W. LONG, UNMARRIED,** 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 Lot No. 23 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 80 feet on the south side of Eastland Avenue, and runs back 215.5 feet on the west line and 237.3 feet on the east line to a dead line in the rear, measuring 83.1 feet thereon.

Being the same property conveyed to John A. Wheat and wife, Billie H. Wheat by Warranty deed from James S. Jones and Charles R. Land of record in Book 2747, page 173, Register's Office for Davidson County, Tennessee, dated April 29, 1958 and recorded on May 1, 1958. The said John A. Wheat having since died on March 1, 1997.

Being the same property conveyed to Crystal Lynn Wheat, subject to the estate for life hereby expressly reserved to Billie Ruth Wheat by Quitclaim deed from Billie Ruth Wheat, a widow of record in Instrument No. 20140327-0025030 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on March 27, 2014. The said Billie Ruth Wheat having since died on March 2, 2014.

Michael Jay Kilby joins in this instrument for the purpose of conveying any and all marital interest he may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 103, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4007, Page 122, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2418 Eastland Avenue , Nashville, Tennessee 37206-1134**.

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:T20160008302 DEEDWARR
Recvd: 02/01/16 10:37 2 pgs
Fees:13.00 Taxes:814.00

20160201-0009304

Witness my/our hand(s) this the 29th DAY OF JANUARY, 2016.

Crystal Lynn Wheat

Crystal Lynn Wheat

Michael Jay Kilby by Crystal Lynn Wheat, attorney-in-fact

Michael Jay Kilby by Crystal Lynn Wheat, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSTAL LYNN WHEAT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of January, 2016.

C. Loy Carney

Notary Public

My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Crystal Lynn Wheat, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Jay Kilby, and who acknowledged he/she/they executed the same as the free act and deed of the said Michael Jay Kilby.

Witness my hand and official seal, this the 29th of January, 2016.

C. Loy Carney

Notary Public

My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
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