WARRANTY DEED

File #16005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3.2017
(AFFIX SEAL)

Julie Hamilton
State of Tennessee
Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20160031438 DEEDWARR
Recvd: 04/18/16 13:05 2 pgs
Fees:13.00 Taxes:751.10
20160418-0037143

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlene Lightfoot	Carlene Lightfoot	-094-12-0-025.00
(NAME)	(NAME)	
239 Tulip Hill Drive	21035 Williams Creek Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Porter TX 77365	
(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, **Shelby Long and Jeffrey Long, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlene Lightfoot and Vince Lightfoot, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 40-B on the Plan of Resubdivision of Lot 40 and Reserved Parcel "B", Clover Nook of record in Plat Book 8250, Page 312, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jim Bale Construction, LLC by Warranty deed from Ragan Hall and wife, Dolores Hall of record in Instrument No. 20130530-0054214 Register's Office for Davidson County, Tennessee, dated May 23, 2013 and recorded on May 30, 2013.

Being the same property further conveyed to Shelby Long and Jeffrey Long, wife and husband by Warranty deed from Jim Bale Construction, LLC of record in Instrument No. 20140304-0017934 Register's Office for Davidson County, Tennessee, dated February 27, 2014 and recorded on March 4, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 239 Tulip Hill Drive, Nashville, TN 37210

(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 my hand this 11 day of April, 2016.

Shelby Long

Jeffrey Long

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shelby Long and Jeffrey Long, wife and husband, the bargainor, with whom I am personally acquainted, (or proved to me her identity 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 at office, this 11 day of April, 2016.

NOTARY PUBLIC

My commission expires: 10-23-2017

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206