**NEW OWNER:**

John Haendel
Jennifer Haendel
3880 Priest Lake Drive #36
Nashville, TN 37217

**THIS INSTRUMENT PREPARED BY:**
Jessica Brooks
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

~~New Owner~~
John Haendel
1211 Boscobel St.
Nashville, TN 37206

**FILE NO:** 16-0477

Map 136, Group 03-0-A, Parcel 120.00

Return To: BCokley
Bridgetrust Title
4400 Harding Pike #400
Nashville, TN 37205
CS187001068

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160041814 DEEDWARR
Recvd: 05/18/16 14:18 3 pgs
Fees: 18.00 Taxes: 340.40
20160518-0049768

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Two Thousand and 00/100 Dollars ($92,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID LONG, unmarried** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN HAENDEL and JENNIFER HAENDEL, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 36, Building No. 16, in a Horizontal Property Regime located on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, and of record in Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to David Long, unmarried, by Warranty Deed from Debora L. Sloan, unmarried, dated May 16, 2016, and of record in Instrument No. 20160518-0049767, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 ct seq. of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertaking contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, of record in Book 4651, Page 412, as amended in Book**

**4943, Page 692, and further amended in Book 5083, Page 417, and Book 5189, Page 671, said Register's Office.**

**This is IMPROVED property known as 3880 Priest Lake Drive #36, Nashville, Tennessee 37217.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **May, 2016**.

David A. Long

DAVID LONG

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DAVID LONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **May, 2016**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **92,000.00** .

Jennifer Haendel
AFFIANT

Sworn to and subscribed to before me this 10 day of **May, 2016**.

NOTARY PUBLIC

My commission expires: 10/7/19

