BILL GARRETT, Davidson County
Trans:T20160049049 DEEDWARR
Recvd: 06/09/16 14:29 2 pgs
Fees:13.00 Taxes:491.73
20160609-0058549

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16236

Send Tax Bills To:
NEW OWNER
1147 Nashboro Blvd.
Nashville, TN 37217

New Owner is:
Karmen Vance
1147 Nashboro Blvd.
Nashville, TN 37217

MAP: 135-12-0D-147.00

PARCEL: 147.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bonnie G. Long, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Karmen M. Vance, a single woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1147 Nashboro Blvd., Nashville, TN 37217

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 147 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of said unit.

BEING the same property conveyed to Bonnie G. Long by Warranty Deed from Clubhouse Trails, a joint venture, dated 3/14/07 and recorded 3/21/07 in Instrument No. 20070321-0034371, Register's Office for Davidson County, Tennessee.

BGL AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9 day of June, 2016.

GRANTOR:

Bonnie G. Long by Deborah Long, her Attorney-in-Fact

Bonnie G. Long, by Deborah Long, her Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Deborah Long** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that she holds a valid power of attorney executed by **Bonnie G. Long,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20160609-0058548, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 9 day of June, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON **)**

The actual consideration or value, whichever is greater, for this transfer is $132,900.00

Affiant

SWORN TO and subscribed before me this 9th day of June 2016.

KAREN McCALLA NOTARY PUBLIC WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My commission expires: March 23, 2019