WARRANTY DEED

JESSICA GRAHAM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 05-20-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian C. Long	Churchill Mtg	126-16-0A-394.00-CO
(NAME)	(NAME) # 400	
7132 Riverfront Drive	761 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ian Burchett and Andrea L. Burchett, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian C. Long and Hannah C. Long, husband and wife, and Thelma Freeman, married, as joint tenants, 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. 439 on the Plan of Riverwalk, Phase 3A of record in Plat at Instrument No. 20041020-0126317, 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 Ian Burchett, a married person by Warranty Deed from Steve J. Allen and wife, Elizabeth Allen of record in Instrument No. 20121214-0115353, Register's Office for Davidson County, Tennessee, dated December 12, 2012 and recorded on December 14, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 7132 Riverfront Drive, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20160090692 DEEDWARR
Recvd: 10/14/16 09:25 2 pgs
Fees:13.00 Taxes:1017.50
20161014-0108734

Witness our hands this 11th day of October, 2016.

Ian Burchett

Andrea L. Burchett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11th day of October, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ian Burchett and Andrea L. Burchett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-19

Notary Public

JILL BRANYAN
State of Tennessee
Notary Public
Davidson County
My Commission Expires 07/08/2019