Davidson County DEEDWARR
Recvd: 10/27/16 09:14 2 pgs
Fees:13.00 Taxes:1139.60
20161027-0113539

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58621
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jay Philip Fisher, Jr. Tate McCall Milford 4316 Barnes Cove Drive Nashville, TN 37211	NEW OWNER

TAX MAP PARCEL NUMBERS: 173090A70700CO

1663167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$308,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Alan DeLong and Jamie Lee DeLong, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Tate McCall Milford, a single person and Jay Phillip Fisher, a single person, joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 580 on the Plan of Lenox Village, Section Two of Phase Eight of record in Instrument No. 20070413-0044640, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Alan DeLong and Jamie Lee DeLong, husband and wife, by Special Warranty deed from Federal Home Loan Mortgage Corporation, dated November 8, 2013 and recorded on November 8, 2013 of record in Instrument No. 20131108-0116223, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20070413-0044640, said Register's Office, to which plan reference is hereby made for a more complete description. Master Deed Restrictions of record as Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382, said Register's Office; and Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20020315-0032826 as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383 in said Register's Office.

This is improved property, known as 4316 Barnes Cove Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of October, 2016

Scott Alan DeLong

Jamie Lee DeLong

State of Tennessee

County of Davidson

On this 25th day of October, 2016, before me the undersigned authority, personally appeared Scott Alan DeLong and Jamie Lee DeLong, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $308,000.00.

Affiant

Sworn and subscribed before me this 26th day of October, 2016.

Notary

My Commission Expires: 01-06-2020

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY