BILL GARRETT, Davidson County
Trans:T20170003605 DEEDWARR
Recvd: 01/13/17 09:37 2 pgs
Fees:13.00 Taxes:473.60
20170113-0004103

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January 2017.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Randall Waterston 3233 Autumn Drive Antioch, TN 37013	New owner	150-07-0-125.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan P. Longbrake and Summer L. Longbrake,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Randall Waterston,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 106 on the Plan of The Country, Section Four-A, of record in Plat Book 5200, Pages 138 and 139, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Alan P. Longbrake and Summer L. Longbrake, husband and wife, by Warranty Deed from John T. Cook, married, dated October 13, 2009 of record in Instrument No. 20091023-0098316, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **3233 Autumn Drive, Antioch, TN 37013.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 5200, Pages 138 and 139; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 5404, Page 770, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5363, Page 991 and Book 5363, Page 994, and Book 5363, Page 997; (4) Deed of Conveyance of record in Book 5856, Page 93 and Book 6631, Page 112; All of record in the Register's Office, Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 4th day of January, 2017.

Alan P. Longbrake

Summer L. Longbrake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alan P. Longbrake and Summer L. Longbrake,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of January, 2017.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016124951

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON