# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170011184 DEEDWARR
Recvd: 02/07/17 09:12 2 pgs
Fees:13.00 Taxes:666.00
20170207-0012775

Y-FSBO-16-4009-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Denise Nelson Longo and Thomas Anthony Longo** | **Quicken Loans Inc.** | |
| (NAME) | (NAME) | |
| **4009 October Woods Drive** | **1050 Woodward Avenue** | **183-05-0A-066.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Detroit, MI 48226** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA L. BRITT AND SPOUSE, JAMES J. LEWIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENISE N. LONGO, A MARRIED WOMAN AND THOMAS ANTHONY LONGO, HER HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 418 on the Plan of Phase One Section Three October Woods of record in Plat Book 7900, Page 909, as amended in Book 9700, Page(s) 229 and 230, 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 Donna L. Britt, unmarried by Warranty deed from Gary H. Brown and wife, Barbara J. Brown of record in Instrument No. 20060329-0035568 Register's Office for Davidson County, Tennessee, dated March 28, 2006 and recorded on March 29, 2006. Donna L. Britt having since married. James J. Lewis joins in this instrument to convey any marital interest he may have in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 909 as amended in Plat Book 7900, Pages 229 and 230 , Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9840, Page 276, amended in Book 10181, Page 986, Book 10548, Page 501, Book 10548, Page 503 and Book 11477, Page 748, Book 11700, Page 73,, Instrument No. 20020917-0113276 and in Instrument No. 20040121-0008040, Register's Office for Davidson County, Tennessee.
- Charter for Home Owners Association of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10951, Page 709, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewer of record in Book 9607, Page 427, in the aforesaid Register's Office.
- By-Laws of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8443, Page 75 in the aforesaid Register's Office.
- Quit Claim Deed of Common Areas of record in Instrument Number 20000425-0041127, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement of record in Book 9771, Page 560 and Book 10010, Page 50, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5047, Page 661 and Book 5047, Page 656, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060329-0035568 in the Register's Office for Davidson County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4009 October Woods Drive , Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 3rd Day of February, 2017.

Donna L. Britt by Ryan Lux, attorney-in-fact

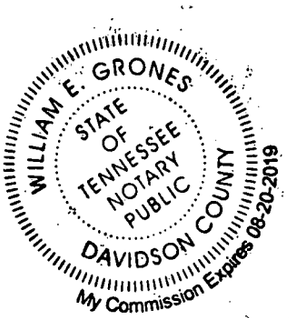
James J. Lewis by Ryan Lux, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN LUX, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONNA L. BRITT AND JAMES J. LEWIS, and who acknowledged he/she/they executed the same as the free act and deed of the said DONNA L. BRITT AND JAMES J. LEWIS.

Witness my hand and official seal, this the 3rd of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212