BILL GARRETT, Davidson County
Trans:T20170025571 DEEDWARR
Recvd: 03/27/17 11:28 2 pgs
Fees:13.00 Taxes:691.90
20170327-0029572

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

NEW OWNERS
J. Seth Bush
404 Lorna Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
Highland Residential Mtg.
12001 N. Central
Expressway Ste.750
Dallas, TX 75243

Map/Parcel: 096-09-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adrian R. Long and Lois A. Pitt, a married couple as tenants by the entirety, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **J. Seth Bush, single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I

Land in Davidson County, Tennessee being Lot No. 151 on the Plan of Woodberry Park, as shown by plat of record in Book 2133, Page(s) 117 through 119, inclusive, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Tract II (adjoins Tract I)

Beginning at the Southeast corner of Lot No. 152 on the Plan of Woodberry Park of record in Book 2133, Pages 117 through119, inclusive, Register's office for Davidson County, Tennessee; thence North 60 degrees 20' East 22 feet more or less to a point thence North 84 degrees 30' East 3 feet more or less to a point; thence North 30 degrees 50' West 125.5 feet more or less to a point in the Southerly margin of Lot No.151; thence in a Westerly direction along the rear line of Lot No. 151 and a part of the rear line of Lot No. 152, 80.2 feet more or less to a corner of Lot No. 152; thence South along the Easterly line of Lot No. 152, 99.0 feet to the point of beginning.

Being the same property conveyed to Adrian Long, a single woman by Quitclaim deed from Barbara Y. Spiceland, a single person and Cathy Y. Luster, a married person of record in Instrument No. 20150109-0002524 Register's Office for Davidson County, Tennessee, dated January 05, 2015 and recorded on January 09, 2015. (Value of consideration shown in aforementioned deed $0.00.)Being the same property conveyed to Donald R. Barrett, Jr., Trustee by Quitclaim Deed from Adrian Long of record in Instrument No. 20160210-0012755, Register's Office for Davidson County, Tennessee, dated February 08, 2016 and recorded on February 10, 2016 and within the same deed the said Donald R. Barrett, Jr, Trustee conveyed his interest in the subject property to Adrian R. Long and Lois A. Pitt, a married couple as tenants by the entirety

This is improved/unimproved property known as: **404 Lorna Drive, Nashville, TN 37214**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 10th day of March, 2017.

WITNESS MY HAND on this the 10th day of March, 2017

Adrian R. Long

Lois A. Pitt

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Adrian R. Long and Lois A. Pitt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of March, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $187,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY