WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035271 DEEDWARR
Recvd: 04/26/17 14:08 2 pgs
Fees:13.00 Taxes:2146.00

20170426-0041084

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA C. WINGFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William T. Waits	new owner	118-13-0-005.00
(NAME)	(NAME)	
1105 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Carol A. Nadeau, Suzanne Humphress, and John H. Longhurst, III, Co-Trustees, Longhurst Family Living Trust Agreement dated December 4, 2012,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William T. Waits and Elizabeth A. Waits, husband and wife,** 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 Nos. 48 and 49 on the Map of the Draughon Tract, of record in Book 974, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carol A. Nadeau, Suzanne Humphress and John H. Longhurst, III, Co-Trustees, Longhurst Family Living Trust Agreement dated December 4, 2012, by Quitclaim Deed from J.H. Longhurst, Jr. and wife, Audrey Ross Longhurst, recorded 12/21/12 in Instrument Number 20121221-0118078, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1105 Graybar Lane, Nashville, TN 37204
(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.

Witness my/our hands this 21st day of April, 2017.

Carol A. Nadeau, Co-Trustee

Suzanne Humphress, Co-Trustee

John H. Longhurst, III, Co-Trustee

State of Tennessee
County of Sumner

Personally appeared before me Carol A. Nadeau, Suzanne Humphress, and John H. Longhurst, III, Co-Trustees, Longhurst Family Living Trust Agreement dated December 4, 2012, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of April, 2017.

Notary Public

My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020

File No.: 173040