WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-VRES-17-1105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Brian L. Long	**Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage**	
(NAME)	(NAME)	
1105 Davidson Street	**3503 Paesanos Parkway**	**094-05-0-033.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78231**	
(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, **ALISSA HILBERT, UNMARRIED AND DARYL STANLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN L. LONG, SINGLE MAN,** 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. 21 on the Plan of Section Two, Shelby Heights of record in Plat Book 2854, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the North side of Davidson Street and runs back 148.1 feet on the West line and 147.6 feet on the East line to the South line of Ozark Street on which it measures 50 feet.

Being the same property conveyed to Alissa Hilbert and Daryl Stanley by Warranty Deed from Shirley Grace Perry of record in Instrument No. 20100209-0010141 Register's Office for Davidson County, Tennessee, dated January 29, 2010 and recorded on February 09, 2010.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 5, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2809, Page 545, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1105 Davidson Street , Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20170043719 DEEDWARR
Recvd: 05/23/17 11:17 2 pgs
Fees:13.00 Taxes:769.60
20170523-0051111

Witness my/our hand(s) this the 18th DAY OF MAY, 2017.

Alissa Hilbert by Loy Carney, Attorney in Fact

Daryl Stanley by Loy Carney, 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, LOY CARNEY, 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 ALISSA HILBERT AND DARYL STANLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said ALISSA HILBERT AND DARYL STANLEY.

Witness my hand and official seal, this the 18th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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