WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069322 DEEDWARR
Recvd: 08/10/17 14:05 3 pgs
Fees:18.00 Taxes:880.60
20170810-0082107

Emily Kornbau, State of Tennessee Notary Public, Sumner County, My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany McKinley	new owner	149-15-0A-029.00-CO
(NAME)	(NAME)	
308 Edenfield Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, we, **John H. Longhurst III and wife, Blanca E. Longhurst**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brittany McKinley, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 29 on the Plan of Section One, Cambridge Forest, R15 Residential P.U.D., of record in Plat Book 9700, Pages 299 and 300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John H. Longhurst III and wife, Blanca E. Longhurst by Warranty Deed from Beazer Hames Corporation d/b/a Phillips Builders, Inc., dated 08/28/1998, recorded 09/01/1998 of record in Book 11091, Page 669, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 9700, Pages 299 and 300; Covenants, conditions, easements and restrictions of record in Book 10332, Page 1, First Amendment to Declaration of record in Book 10774, Page 723; Easement of record in Book 3, Page 26, Book 1147, Page 148, Book 1207, Page 528 and Book 10779, Page 27; Deed of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6881, Page 320; Easement contained in Quit Claim Deed of record in Book 8795, Page 158; Easement contained in General Warranty Deed of record in Book 8915, Page 374; Stormwater Detention Agreement of record in Book 10805, Page 497; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7453, Page 445; Charter of Cambridge Forest Homeowners Association, Inc., of record in Book 10343, Page 769; Quit Claim Deed of record in Instrument No. 20030624-0086951, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 308 Edenfield Court, Antioch, TN 37013

(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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 our hands this 31st day of July, 2017.

John H. Longhurst, III by Blanca E. Longhurst Attorney in fact

John H. Longhurst III

Blanca E. Longhurst

State of Tennessee
County of Wilson

Personally appeared before me John H. Longhurst III and Blanca E. Longhurst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2017.

Notary Public
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

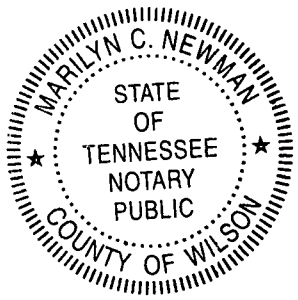
MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 31st day of July, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Blanca E. Longhurst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of John H. Longhurst, III, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20170810-0082106, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 31st day of July, 2017.

Notary Public
My Commission Expires: 5-17-21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-38968
SMG TN Warranty Deed