THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
James A. Long, Alice Ann Long and Essie Long 1217 Dempsey Drive Nashville, TN 37217	Same	120 10 0 049.00

Warranty Deed

Grantor: James A. Long and wife, Alice Ann Long (a married couple)
Grantee: Essie Long (a widowed woman), and James A. Long and wife, Alice Ann Long

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantees, as joint tenants with rights of survivorship, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 66, on the Map of Seven Oaks Subdivision, Section IV, as of record in Book 2133, Page 105, Register's Office for Davidson County.

SAID Lot No. 66 fronts 100 feet on the southerly side of Demsey Place, and runs back between lines, 234.9 feet on the westerly side and 229.12 feet on the easterly side, to a broken line in the rear on which it measures 113 feet.

Being the same property conveyed to James A. Long and wife, Alice Ann Long, by deed from Richard A. Northcutt, Trustee, of record in Instrument # 20050615-0068224, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1217 Dempsey Drive, Nashville, Tennessee 37217.

The intent and effect of this conveyance is to create in the Grantee a joint tenancy with rights of survivorship in the aforesaid property.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on September 6, 2017

James A. Long, Grantor

Bill Garrett Davidson County
Batch# 15 DEEDWARR
09/11/2017 08:51:16 AM 2 pgs
Fees: $13.00 Taxes: $344.10
20170911-0092711

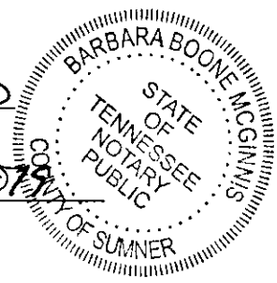
Alice Ann Long, Grantor

State of Tennessee
County of Sumner

On September 6, 2017, personally appeared before me James A. Long, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis
Notary Public

My commission expires: 4/18/2019

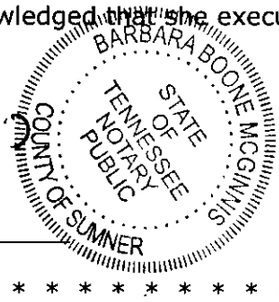


State of Tennessee
County of Sumner

On September 6, 2017, personally appeared before me Alice Ann Long, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis
Notary Public

My commission expires: 4/18/2019



* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $93,000.

Essie Long by James A. Long a/i/f
Essie Long, Grantee, by Grantee's Agent

Sworn to and subscribed before me on September 6, 2017

Barbara Boone McGinnis
Notary Public

My commission expires: 4/18/2019

