Bill Garrett Davidson County
Batch# 81449 DEEDWARR
04/16/2018 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $8,602.50
20180416-0035738

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-12-2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacqueline Long	Jacqueline Long	13009015700
(NAME)	(NAME)	
413 West Brookfield	413 West Brookfield	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **Jennifer L. Gremillion and Daniel E. Gremillion, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jacqueline Long and Jake Long, wife and husband**, hereinafter called the GRANTEE(S), their 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 Part of Lot No. 1, Block 3, on the Plan of Highlands of Belle Meade, of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at the southwest corner of Brookfield Avenue and Canterbury Drive; thence with the southerly margin of Brookfield Avenue, westwardly 160 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwesterly 281 feet to the corner of Lots Nos. 1, 2, 5 and 6; thence with the line between Lots Nos. 1 and 6, southwardly 80 feet; thence eastwardly 270 feet, more or less, to the westerly margin of Canterbury Drive; thence with said Drive, northwardly 140 feet to the beginning.

Being the same property conveyed to Jennifer L. Gremillion by Warranty Deed from Daniel E. Gremillion, dated July 31, 2015 and recorded August 6, 2015 of record in Instrument No. 20150806-0078223, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel E. Gremillion and wife, Jennifer L. Gremillion by General Warranty Deed from Ames Davis, a married person, dated June 25, 2010 and recorded June 28, 2010 of record in Instrument No. 20100628-0050278, Register's Office for Davidson County, Tennessee.

Daniel E. Gremillion herein joins to convey any and all right and interest he may have; including but not limited to his marital rights.

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 413 West Brookfield, Nashville, TN 37205
(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), their 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), their 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 16th day of April, 2018.

Jennifer L. Gremillion

Daniel E. Gremillion

State of Tennessee
County of

Personally appeared before me Jennifer L. Gremillion and Daniel E. Gremillion, 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 16th day of April, 2018.

Notary Public Steven Waters
My Commission Expires: _____

STEVEN WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018