THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415708

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $251,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2018.

Notary Public
My Commission Expires:

Bill Garrett Davidson County
Batch# 89390 DEEDWARR
05/07/2018 03:41:17 PM 2 pgs
Fees: $13.00 Taxes: $928.70
20180507-0043681

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Wilson and Amanda Wood 3377 Cain Harbor Drive Nashville TN 37214	~~New Owner~~ c/o SUCCESS MORTGAGE PARTNERS 1138 N LAUREL PARK DR STE 150C LIVONIA, MI 48152	Tax Parcel ID No. 062-02-0B-119.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Edward Longuski and Emilee Abigail Longuski, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Wilson and Amanda Wood, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 48, as shown on the map entitled Abbington Park Phase One - Section Three, First Amendment, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAUL EDWARD LONGUSKI and EMILEE ABIGAIL LONGUSKI, husband and wife, by deed from LINDA N. SCHNELL and JENNIFER A. SCHNELL, of record in Instrument No. 20151208-0123403, dated December 4, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 062-02-0B-119.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Instrument No. 20040728-0090230, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20000720-0071648, Instrument No. 20010402-0031520, Instrument No. 20030213-0620075, Instrument No. 20040518-0058461, Instrument No.

20161027-0113738 and Instrument No. 20170124-0007830, said Register's Office.

Easements, assessments and special assessments as set out in Declaration of record in Instrument No. 20030213-0020075, said Register's Office.

By-Laws of record as Instrument No. 200303-0027406, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20030109-0004246, said Register's Office.

Sanitary Sewer Easement as set out in the Deed of Conveyance of record in Book 8377, page 820, said Register's Office.

Easement for Flowage granted to USA of record in Book 2242, page 513, said Register's Office.

Transmission Line Easement of record in Book 1163, page 341, said Register's Office.

Ingress/Egress Easement of record in Book 1198, page 525, said Register's Office.

This is improved property located at 3377 Cain Harbor Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2018.

Paul Edward Longuski

Emilee Abigail Longuski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Edward Longuski and Emilee Abigail Longuski, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMM. EXP. SEPTEMBER 10, 2018