WARRANTY DEED

Bill Garrett Davidson County
Batch# 124797 DEEDWARR
08/06/2018 10:44:49 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180806-0076898

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00.

Affiant

Subscribed and sworn to me on 08/ 2 /18.

NOTARY PUBLIC
My Commission Expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brandon Long Natasha Long 209 Claytie Court Nashville, TN 37221	Kubik Law 3150 Coit Rd #110 Dallas TX 75240	141-15-0D-111.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Howard A. Thompson and wife, Deborah A. Thompson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brandon Long and Natasha Long*, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: *husband wife

Land in Davidson County, Tennessee, being Lot No. 111 on the plan of Phase II, "Sheffield" on the Harpeth, of record in Book 6900, Page 440 and 441, Register's Office for said County.

Said Lot No. 111 fronts 81.81 feet on the Northerly margin of Claytie Court and extends back 125.00 feet on the Easterly line and 140.00 feet on the Westerly line to a dead line in the rear, measuring 85.19 feet thereon.

Being the same property conveyed by Quitclaim Deed from Howard A. Thompson and wife, Deborah Ann Thompson, as Tenants by Entirety to Howard A. Thompson, a 50% interest as Tenant in common, and Deborah Ann Thompson, a 50% interest as Tenant in Common as recorded on the 2nd day of February, 1999 in Deed Book 11321, Page 366 and Warranty Deed from Phillips Builders, Inc. to Howard A. Thompson and wife, Deborah Ann Thompson as recorded on the 11th day of October, 1988 in Deed Book 7674, Page 610, re-recorded in Book 8044, Page 750, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 209 Claytie Court, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural

Witness my hand and official seal on 07/30/18.

Howard A. Thompson

Deborah A. Thompson

STATE OF NEW YORK
COUNTY OF FRANKLIN

On 07/30/18, before me personally appeared Howard A. Thompson and Deborah A. Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/30/18.

NOTARY PUBLIC

My Commission Expires: _____

KIRK GAGNIER
Notary Public, State of New York
Residing in Franklin County
No. 02GA6020682
Commission Expires 03/06/19