Bill Garrett Davidson County
Batch# 127881 DEEDWARR
08/13/2018 08:44:14 AM 2 pgs
Fees: $13.00 Taxes: $495.80
20180813-0079358

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Alec W. Lanter, unmarried has this day bargained and sold and does hereby transfer and convey unto Timothy E. Long, unmarried man, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Being all of Unit #15, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Alec W. Lanter, unmarried by Warranty Deed from Signature Development, Inc., a Tennessee corporation, dated 10/08/04, of record in Instrument No. 20041018-0124937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Instrument NO. 20021126-0146722; to Master Deed of record in Instrument No. 20020930-0118631 and in Instrument No. 20040511-0053733; to By-Laws of record in Instrument No. 20020930-0118631; to an easement of record in Book 3843, page 727; to a Stormwater Detention Agreement of record in Instrument Number 20021015-0126623; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2940 Baby Ruth Lane #15, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Timothy E. Long, unmarried man, his heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 3rd day of August, 2018.

Alec W. Lanter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Alec W. Lanter, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of August, 2018.

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristi McCa
Affiant

Subscribed and sworn to before me this 3rd day of August, 2018.

Kelsey Pitman
NOTARY PUBLIC

My Commission Expires: 9/22/20

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map & Parcel No.: 163-11-0-E-042.00-CO

Name and address of new owner:
Send tax bills to:
Timothy E. Long
2940 Baby Ruth Lane #15
Antioch, TN 37013