Name and Address of New Owner:
Thomas Longaberger
209 Gann Drive
Nashville, TN 37210

Send Tax Bills To:
Thomas Longaberger
209 Gann Drive
Nashville, TN 37210

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 094-08-0-043

Karen Johnson Davidson County
Batch# 198991 DEEDWARR
02/26/2019 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20190226-0017196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elizabeth Ann Hoover, F/K/A Elizabeth Haley,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Longaberger, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the map of Clover Nook, as of record in Book 2900, Page 52 in the Register's Office for said county.

Said Lot No. 80 fronts 130.0 feet on the northerly side of Gann Drive and extends back 269.2 feet on the westerly line and 212.2 feet on the easterly line, to a dead line in the rear, on which it measures 232.0 feet.

Being the same property conveyed to Elizabeth A. Haley by Quitclaim Deed from Larry L. Haley dated June 21st 1998 and recorded July 24th 1998 of record in Book 10989, Page 333 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Larry L. Haley and wife, Elizabeth Ann Haley by Warranty Deed from Jo Ann Bragg, unmarried dated August 11th 1988 and recorded August 18th 1988 of record in Book 7629, Page 975 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2019.

_____(SEAL)
Elizabeth Ann Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2019, before me personally appeared Elizabeth Ann Hoover, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 14th day of February, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Signature
My commission expires: 11/5/19

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 14th day of February, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public
My commission expires: 11/5/2019
File No. 18-717

201902260017196

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212