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

CRT File No. 190219254

Karen Johnson Davidson County
Batch# 201365 **DEEDWARR**
03/04/2019 10:37:08 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190304-0019373

GINGER ASHBY DICKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this 1st day of March, 2019.

Notary Public
My Commission Expires: 7/19/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher R. Long 130 East Avenue Goodlettsville TN 37072	New Owner	Tax Parcel ID No. 02601005000

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, **Teresa Jett Threewits, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher R. Long, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Real estate situated and being located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 23 on the plan of Roscoe Place Second Addition, Block G, of record in Book 843, Page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from James Robert Threewits to Teresa Jett Threewits, as recorded on the 21st day of November, 2018 in Instrument No. 20181121-0114836; Warranty Deed from Julie M. Marshall, an unmarried woman to Teresa Jett Threewits, a married woman, as recorded on the 3rd day of April, 2017 in Instrument No. 20170403-0032132 and Warranty Deed from Daryl M. Adler and Nelson Holt to Julie M. Marshall, unmarried, as recorded on the 18th day of November, 2015 in Instrument No. 20151118-0117013, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSCOE PLACE SECOND ADDITION, as recorded in Plat Book 843, Page(s) 73.

This is improved property located at 130 East Avenue Goodlettsville TN 37072

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 1st day of March, 2019.

Teresa Jett Threewits

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Teresa Threewits, 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 1st day of March, 2019.

Notary Public
My Commission Expires: 01/17/21

