Karen Johnson Davidson County
Batch# 221200 DEEDWARR
04/23/2019 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20190423-0037319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-030356

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles T. Gordon, Jr.	Charles T. Gordon, Jr.	
(NAME)	(NAME)	
703 Longhunter Ct.	703 Longhunter Ct.	135-08-0A-703.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EARNEST L. TONGUE AND GAIL A. TONGUE, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES T. GORDON, JR, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 703 of Nashboro Village Nineteen Condominium, a Condominium or Horizontal Property Regime established by a Master Deed of record in Book 5333, Page 957, Registers Office for Davidson County, Tennessee and shown on a Plan of record in Book 5200, Page 80, Registers Office for said County, to which plan reference is hereby made for a more complete description. This conveyance is subject to the charter for homeowners association of record in Book 5344, Page 959 and to any and all other matters shown on plat of record in Book 5200, Page 80, of the Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest L. Tongue and Gail A. Tongue by Warranty deed from Zoila E. Reyes, unmarried of record in Instrument No. 20170606-0056554 Register's Office for Davidson County, Tennessee, dated June 01, 2017 and recorded on June 06, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Master Deed of record in Book 5333, Page 957, (7) HOA Charter of record in Book 5344, Page 959 and Book 4828, Page 837, (8) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 703 Long Hunter Court, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18th day of April, 2019

Earnest L. Tongue

Gail Tongue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 18th day of April, 2019, before me personally appeared Earnest L. Tongue and Gail A. Tongue, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of April, 2019.

Notary Public

My Commission Expires: 7/9/22

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

20190423003719