Karen Johnson Davidson County
Batch# 236697 DEEDWARR
05/30/2019 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20190530-0051431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$295,000.00** (Two Hundred Ninety Five Thousand).

AFFIANT

Subscribed to and sworn before me this 20th day of May, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-4-19 (NOTARY SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Alexandra Long 4212 Rachel Donelson Pass Hermitage, TN 37076	New Owner	075110A03000CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN SETH LITTLE, A SINGLE MAN** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ALEXANDRA LONG F/K/A ALEXANDRA LONG EADS, SINGLE WOMAN**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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 Lot No.8 on the plan of First Revision, Phase One, Heritage Meadows, and of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Seth Little and Todd Anthony Watkins, joint tenants with right of survivorship, by deed from Susan Carole (Dickinson) Schimel of record in Instrument No. 20180404-0031428, Register's Office for Davidson County, Tennessee. And further conveyed to John Seth Little by deed from Todd Anthony Watkins of record in Instrument No. 20180824-0083974, Register's Office for Davidson County, Tennessee.

Being also known as 4212 Rachel Donelson Pass, Hermitage, Tennessee 37076.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4212 RACHEL DONELSON PASS** **HERMITAGE, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019055222

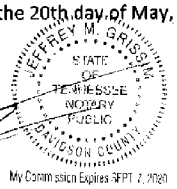
WITNESS, this 20th day of May, 2019

John Seth Little

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of May, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Seth Little** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 20th day of May, 2019.



Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2019055222

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY