WARRANTY DEED

Karen Johnson Davidson County
Batch# 310278 DEEDWARR
11/04/2019 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20191104-0113535

A-VRES-19-724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/17/23
(AFFIX SEAL)

GREGORY D. VADIVER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Cayce Long	**New Owner**	
(NAME)	(NAME)	
438 Golf Club Lane	| |	**049-15-0A-026.00-CO**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	| |	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIAN JOBE AND KHIRA TURNER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN LONG, AN UNMARRIED MAN AND THELMA FREEMAN, AN UNMARRIED WOMAN, AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 726 on the Plan of Flint Ridge Homes of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20070124-0009978, and Surveyor's Certificate of Correction at Instrument No. 20190319-0025018 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Julian Jobe and Khira Turner by Quitclaim deed from Anne Finley, in her capacity as Senior Warden of Trinity Episcopal Church and John Hilborn, in his capacity as Junior Warden of Trinity Episcopal Church, and Reynold H. Richaud, in his capacity as Rector of Trinity Episcopal Church, as authorized by the Wardens and Vestry of said church of record in Instrument No. 20140110-0002956 Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on January 10, 2014.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070124-0009978, Surveyor's Certificate of Correction record in Instrument Number. 20190319-0025018 , Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20070125-0010563, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 280, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6143, Page 141, as amended in Book 6471, Page 756, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **724 Flint Ridge Dr, Whites Creek, Tennessee 37189**.

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. 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 30 DAY OF OCTOBER, 2019.

Julian Jobe

Khira Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIAN JOBE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHIRA TURNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County