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

CRT File No. 191023298

Karen Johnson Davidson County
Batch# 328990 DEEDWARR
12/13/2019 09:12:32 AM 2 pgs
Fees: $13.00 Taxes: $1,420.80

20191213-0128629

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $384,000.00.

Affiant

Subscribed and sworn to before me, this6th day of December, 2019.

Notary Public
My Commission Expires: My Commission Expires January 23, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Lockwood Long	Bond Mortgage, LLC	Tax Parcel ID No.
7161 Bay Cove Trail	318 Seaboard Lane	141 12 0B 091.00
Nashville TN 37221	Franklin, TN 37067	

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, **Garrett Mowrey, and Amanda Motel n/k/a Amanda Mowrey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Lockwood Long and Zachary Dylan Long, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 103, Phase 5, Southampton, as shown on plat of record in Plat Book 6900, Page 217, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Garrett Mowrey, an unmarried individual and Amanda Motel, an unmarried individual, joint tenants with right of survivorship, by Warranty Deed from David L. Sullender, unmarried, of record in Instrument No. 20130801-0080485, in the Register's Office of Davidson County, Tennessee, dated July 26, 2013, and recorded on August 01, 2013.

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 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 5, Southampton, as recorded in Plat Book 6900, Page(s) 217.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6120, Page 450, amended in Book 6231, Page 63 and supplemented in Book 7140, Page 345.

This is improved property located at 7161 Bay Cove Trail Nashville TN 37221

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 6th day of December, 2019.

Garrett Mowrey

Amanda Motel n/k/a Amanda Mowrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garrett Mowrey and Amanda Mowrey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021