WARRANTY DEED

Karen Johnson Davidson County
Batch# 369272 DEEDWARR
03/09/2020 10:43:30 AM 2 pgs
Fees: $13.00 Taxes: $2,726.90
20200309-0026110

MST 2020-0195

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $737,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Mar., 2020

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Wedell and Jordan J. Wedell	Inland Bank and Trust	094-01-0-462.00
(NAME)	(NAME)	
1012 Pember Cir	1900 West State St	
(ADDRESS)	(ADDRESS)	
W Dundee, IL 60118	Geneva, IL 60134	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Christian Longcrier, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN C WEDELL, A MARRIED MAN AND JORDAN J WEDELL, UNMARRIED MAN, JOINT TETNANTS WITH RIGHTS OF SURVIVORSHIP,** 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 Lot No. 63 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, and Surveyor's Certificate of Correction Book 2032, Page 191, 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 the same property conveyed to Christian V. Longcrier a single person by Warranty deed from Bravo Two LLC of record in Instrument No. 20160204-0011030 Register's Office for Davidson County, Tennessee, dated February 03, 2016 and recorded on February 04, 2016.

Being the same property conveyed to Inspire 1 LLC by Quitclaim deed from Christian Longcrier of record in Instrument No. 20161212-0129834 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on December 12, 2016.

Being the same property conveyed to Christian Longcrier by Quitclaim deed from Inspire 1 LLC, a Tennessee limited liability company of record in Instrument No. 20181109-0111266 Register's Office for Davidson County, Tennessee, dated November 07, 2018 and recorded on November 09, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 48, and Book 2032, Page 191, Register's Office for Davidson County, Tennessee. Easement(s) as set forth in Book 2015, page 639 and Book 2086, Page 339, Register's Office for Davidson County, Tennessee. Restrictions in said document have since expired.

This property, known as 1438 Electric Avenue, Nashville, TN 37206
(House Number) (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 6 DAY OF MARCH, 2020.

Christian Longcrier

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 6 day of March, 2020.

Notary Public

My commission expires: 4-24-2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and State, Yvette Meldrum 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: 4-24-2023

Amelia Swanson State of Tennessee Notary Public Williamson County