Karen Johnson Davidson County
Batch# 400790 DEEDWARR
05/15/2020 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20200515-0050449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2020

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURA ELIZABETH MATHIS

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Hinton and Ansley Hinton	New Owner	095 05 0 044.00
(NAME)	(NAME)	
1954 Omohundro Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Tina Marie Piper, Lamar Long, Teresa Long and Gina Gilmore, Heirs of Leonard Long**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Hinton and Ansley Hinton, husband and wife**, 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:

Being Lot No. 17 on the Plan of Creekside Heights, of record in Book 2663, Page 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trudy Ann Berry and husband, Leonard Long, by Deed from Trudy Ann Berry, dated 1/16/2017, of record in Instrument No. 20170118-0005243, Register's Office of Davidson County, Tennessee. The said Trudy Ann Berry having since died on August 15, 2019, leaving property vested solely in Leonard Long. Leonard Long having since died on October 31, 2019 leaving property vested in his sole heirs, Tina Marie Piper, Lamar Long, Teresa Long and Gina Gilmore.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1954 Omohundro Drive, Nashville, TN 37210

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 our hands this 7th day of May, 2020.

Tina Marie Piper

Lamar Long by Casey Storts Attorney In Fact

Teresa Long by Casey Storts Attorney In Fact

Gina Gilmore by Casey Storts Attorney In Fact

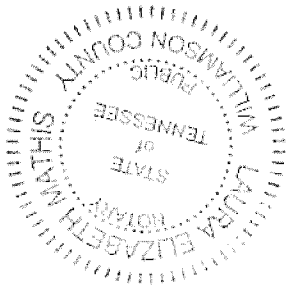
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tina Marie Piper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2020.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22



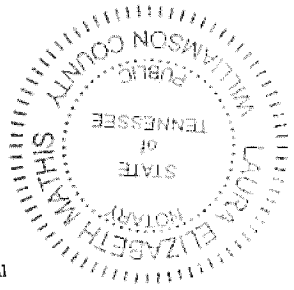
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Casey Storts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lamar Long, Teresa Long and Gina Gilmore, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Lamar Long, Teresa Long and Gina Gilmore, for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2020.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022



FRN-2003291FC