39B

Karen Johnson Davidson County
Batch# 458441 DEEDWARR
08/17/2020 01:22:46 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20200817-0092116

Return to:

#2065

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert E. Fedou, II and wife, Courtney A. Fedou	Cardinal Financial Co	Map 161-01-0B-
1309 Glengoyne Place	3701 Arco Corp Dr #200	Parcel 124.00CO
Nashville, TN 37220	Charlotte, NC 28273	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **ELIZABETH M. LONG,** unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ROBERT E. FEDOU, II. and Courtney A. Fedou,** husband and wife, ("The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No, 48, on the Plan of FIRST REVISION, PHASE THREE, SECTION TWO, ABERDEEN WOODS, of record in Plat Instrument No. 20011231-0144800, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed Elizabeth M. Long, unmarried by warranty deed dated November 26th, 2002 from Drees Premiers Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio corporation of record in Instrument No. 20021202-0148158, said Register's Office.

This instrument is executed on behalf of Elizabeth M. Long by Debra Elizabeth Long, as her Attorney-in-fact pursuant to recorded Power of Attorney in Instrument No. 20200817-0092115, said Register's Office.

This is the same legal description used in the last deed of record.

This conveyance is subject to the following:

1. 2020 Taxes, a lien now due and payable and assumed by Grantee.
2. Restrictions of record in Book 10790, page 189, Book 11303, page 555 and in Book 11714, page 843, said Register's Office.
3. By-Laws of record in Instrument No. 20030210-0023491, 20030221-0023492 and in 20030730-0108227, said Register's Office.
4. Charter of record in Book 10792, page 896, said Register's Office.
5. Open-Space of record in instrument No. 20030128-0011317, said Register's Office.
6. Any and all matters appearing on the Plan of record in Plat Instrument No. 20011231-0144800, said Register's Office.

This is improved property commonly known as **1309 Glengoyne Place, Nashville, TN 37220.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $485,000.00.

Lydia H Weaver
Affiant

Subscribed and sworn to before me this 13th day of August, 2020.

Notary public:
My commission expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantor has caused this Deed to be executed this 13th day of August, 2020.

Elizabeth M. Long by Debra Elizabeth Long Her attorney-In-Fact
ELIZABETH M. LONG BY DEBRA ELIZABETH LONG, HER ATTORNEY-IN-FACT

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBRA ELIZABETH LONG, AS ATTORNEY-IN FACT FOR ELIZABETH M. LONG,** with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 13th day of August, 2020.

Judy Painter-Rose
Notary Public
My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY