(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 499534 **DEEDWARR**
10/21/2020 09:36:22 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20201021-0122412

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

STATE OF ~~TENNESSEE~~ Kentucky Tennessee
COUNTY OF ~~WILLIAMSON~~ ~~Boone~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/20/2021
(AFFIX SEAL)

Amanda M Clark
State of Tennessee
Notary Public
Rutherford County

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sylvia Westmoreland		062-02-0B-062.00
(NAME)	(NAME)	
2881 Paddle Wheel Drive	Newowner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert H. Long and and Victoria A. Long and Judy P. Long**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sylvia Westmoreland**, hereinafter called the Grantee, her 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. 225 on the Plan of Abbington Park, Phase One, Section Two, of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Victoria A. Long, unmarried, a one-half interest, and to Robert H. Long and Judy P. Long, husband and wife, a one-half interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship, By Warranty Deed from C&H Properties, LLC, a Tennessee Limited Liability dated August 11, 2014 recorded August 13, 2014, of record as Instrument No. 20140813-0073193 Register's Office for Davidson County, Tennessee.

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 2881 Paddle Wheel Drive, Nashville, TN 37214

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 29th day of September, 2020.

Robert H. Long

Victoria A. Long

Judy P. Long

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~WILLIAMSON~~ Boone

I, the authorized undersigned, a Notary Public for the County of ~~Williamson~~ Boone and State of ~~Tennessee~~ Kentucky, do hereby certify that Robert H. Long and and Victoria A. Long and Judy P. Long personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of September, 2020.

Brenda A. Pettit
Notary Public

My Commission Expires: 09/24/2021

BRENDA PETTIT
NOTARY PUBLIC - KENTUCKY
STATE AT LARGE
MY COMMISSION EXPIRES 09/24/2021
ID #585625

(SEAL)