PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Richard F. Bryan
2803 Westmoreland Drive
Nashville, TN 37212

SEND TAX BILL TO:

New Owner

Karen Johnson Davidson County
Batch# 518120 **DEEDWARR**
11/18/2020 09:39:58 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20201118-0135632

MAP/PARCEL 104-15-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George Thomas Long, hereafter called the GRANTOR,** ha bargained and sold, and by these presents, do transfer and convey unto **Richard F. Bryan, an unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to-wit:

Being the Westerly 50 feet of Lot No. 32 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, Page 16, Register's Office for said County, and described according to a copy of a survey thereof made by W. Collier Parrish Associates, Civil Engineers, dated June 5, 1956, as follows: Said part of said Lot fronts 50 feet on the South side of Westmoreland Drive and runs back between lines, 180 feet on the Westerly line and 191 feet, F. M. on the Easterly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to James Moore Long and wife, Lucy S. Long by deed from D.H. Kellum and wife, Mary Stephenson Kellum of record in Book 2543, page 265, Register's Office for Davidson County, Tennessee, dated June 20, 1956 and recorded on June 20, 1956.

James Moore Long died April 21, 1981, leaving Lucy S. Long as surviving tenant by the entirety. Lucy Simpson Long died on March 16, 1996. Her estate being administered through Davidson County Probate Court, Docket 96P534, Last Will and Testament being recorded in Will Book 205, page 92, Davidson County Probate Court and devising subject property to George Thomas Long.

This is improved property known as: **2803 Westmoreland Drive, Nashville, Tennessee 37212**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 17th day of November, 2020.

WITNESS MY HAND on this the 17th day of November, 2020

George Thomas Long

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **George Thomas Long,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $475,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23