Karen Johnson Davidson County
Batch# 746086 DEEDWARR
10/28/2021 11:41:52 AM 2 pgs
Fees: $13.00 Taxes: $917.60
20211028-0144890

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $248,000.00.

Affiant

Subscribed and sworn to before me, this 28 day of OCTOBER, 2021.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
3308 LONG BOULEVARD, LLC 353 COUNTY LINE ROAD MCCLURE, PA 17841	NEW OWNER	104060F01200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD HOUSTON, MARRIED, JOINED BY HIS WIFE, MELISSA HOUSTON,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **3308 LONG BOULEVARD, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantees, their successors 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 UNIT NO. B-8 ON THE PLAN OF LONGVIEW CONDOMINIUMS OF RECORD IN PLAT BOOK 6200, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF LONGVIEW CONDOMINIUM, A HORIZONTAL PRPOERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6290, PAGE 125, AMENDED IN BOOK 6359, PAGE 510, BOOK 6365, PAGE 587, AND BOOK 10215, PAGE 26, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT HOUSTON BY WARRANTY DEED DATED JANUARY 23, 2009, BY U. GRANT BROWNING, OF RECORD IN INSTRUMENT NO. 20090203-0009049, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 3310 LONG BLVD. UNIT # B-8, NASHVILLE, TN 37203.

MELISSA HOUSTON JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HER MARITAL INTEREST, IF ANY, IS THE SUBJECT PROPERTY.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28TH day of OCTOBER, 2021.

RICHARD HOUSTON

MELISSA HOUSTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, RICHARD HOUSTON AND MELISSA HOUSTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in FRANKLIN TENNESSEE, this 28TH day of OCTOBER, 2021.

Notary Public

My Commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
SEAL