WARRANTY DEED

BOOK 11510 PG. 313

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,900.00**

James B. Weddington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF MAY, 1999.**

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Weddington	**Franklin American Mortgage Company**	**173-4-A175**
(NAME) **4964 Alexis Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeffrey S. Langdon and wife, Kelly C. Langdon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James B. Weddington unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Oak Highlands Phase I of record in Plat Book 6900, Page 432, 433, 434, and 435, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey S. Langdon and wife, Kelly C. Langdon by deed of record in Book 8775, Page 323, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4964 Alexis Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

0595298

IDENTIFICATION REFERENCE

99 JUN -3 PM 4:19

REGISTER
DAVIDSON COUNTY, TN.

4870 06/02 0101 03CHECK 487.93

Witness my/our hand(s) this 25th day of May, 1999.

Jeffrey S. Langdon

Jeffrey S. Langdon

Kelly C. Langdon

Kelly C. Langdon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jeffrey S. Langdon and wife, Kelly C. Langdon the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5/25/99.

Elizabeth E.T. Bleiweis

Notary Public

Commission expires: 5-26-2002

NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0595298

IDENTIFICATION REFERENCE

99 JUN -3 PM 4:19

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

BOOK 11510 PG. 315

CAMT	128900.00
CON TX	476.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	487.93
CHECK	487.93

06/03/99 01 16:22 0001 4870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469380