WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/01 16:02 2pgs
Fees:11.00 Taxes:240.13

20010105-0001935

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Langford	Columbia National Incorporated	MAP 72-8
(NAME) 2212 Ravenwood Drive	(NAME) 2 International Drive	PARCEL 231
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville Tennessee 37217	15DZ-54005
(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, **Universal Portfolio Buyers, Inc., II**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Langford , An Unmarried Person**, 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:

Being Lot No. 164 on the Plan of Dalewood, Section III, as of record in Plat Book 1835, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Universal Portfolio Buyers, Inc., II by Substitute Trustee's Deed from Joe M. Kirsch, as Substitute Trustee of record in Instrument No. 20000920-0093514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 2212 Ravenwood Drive, Nashville, TN 37216
(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.

Witness our hands this 28th day of December, 2000.

Universal Portfolio Buyers, Inc., II

By: Craig Lindsey VP

Attest:

STATE OF New York
COUNTY OF Orleans

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Craig Lipman and _____ with whom I am personally acquainted and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the Attorney In Fact of Universal Portfolio Buyers, Inc., II, the within named bargainer, a corporation, and that, he/she/they as such _____, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself/themselves as such _____.

Witness my hand and official seal this 29 day of December, 2000.

My Commission Expires: 4/22/01

Notary

LISA M. PROCTOR
Notary Public, State of New York
No. 4980392
Qualified in Livingston County, NY
Commission Expires 4/22/01

File Number200011219
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

LISA M. PROCTOR NOTARY PUBLIC STATE OF NEW YORK