Bk 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/05 14:08 2 pg:
Fees:13.00 Taxes:399.60

20050322-0031254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Angela E Starker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2005.

Lynda Kaye Jones
Notary Public

MY COMMISSION EXPIRES: ~~November 25, 2005~~ 1/28/06

(AFFIX SEAL)

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-2123

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norma A. Gonzalez	Market Street Mortgage	042-08-0 177.00
(NAME)	(NAME)	
1529 Heritage View Blvd	2650 McCormick Drive, Ste. 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clearwater, FL 33759	
(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, Rebecca L. Langley, now Wingard, a married woman, HEREINAFTER CALLED THE GRANTORS, ,HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norma A. Gonzalez, 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 Number 59 on the Plan of Heritage View Subdivision, Section One, of record in Plat Book 6900 at Page 772 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca L. Langley by QuitClaim Deed from Timothy L. Langley of record in Book 9164, Page 435 Register's Office for Davidson County, Tennessee dated 09/30/93.

The parties having since divorced, Rebecca L. Langley now known as Rebecca L. Wingard.

John F. John Wingard, spouse of Rebecca L. Wingard, joins in the execution of this instrument for the purpose of conveying any interest in subject property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1529 Heritage View Blvd, Madison, TN 37115

(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 my hand this 18th day of March, 2005.

Rebecca L. Langley Wingard
Rebecca L. Wingard

John Wingard John F. Wingard

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 Rebecca L. Wingard and ~~John Wingard~~ *John F. Wingard the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 18th day of March, 2005.

*John F. Wingard

Commission Expires: 11-25-07

Notary Public

ROBERTSON COUNTY, TENN.
DARLENE SHORT
NOTARY PUBLIC AT LARGE

RETURN TO: