RECORD & RETURN TO:
Nations Title Agency of Tennessee
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN02804

Davidson County DEEDWARR
Recvd: 05/31/05 12:05 2 pgs
Fees:13.00 Taxes:536.50

20050531-0060918

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Sloane Platt	First Horizon Home Loans	072-16-0
1713 Porter Road	1555 W. Walnut Hill Ln.,#200	GROUP
Nashville, Tennessee 37206	Irving, TX 75038	PARCEL 085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *****One Hundred Forty Five Thousand dollars and Zero cents ($145,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Phillip Brian Langlinais and wife, Natalie K. Langlinais, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sloane Platt, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 4 on the Plan of Peerman Heights of record in Plat Book 2133, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Phillip Brian Langlinais and wife, Natalie K. Langlinais, by deed dated January 7, 2005, from Donald Ray Hamilton, individually and as Administrator of the Estate of Mellinnee R. Redmon, Magdalene Melton, Louise Green and Patricia Ann Vanatta, being all the heirs at law of Mellinnee R. Redmon, deceased, of record as Instrument No. 20050112-0004433 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1713 Porter Road, Nashville, TN 37206

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/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 26th day of May, 2005.

Phillip Brian Langlinais

Natalie K. Langlinais

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Phillip Brian Langlinais and Natalie K. Langlinais, 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 26th day of May, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

