39-B
182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-23-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rajesh Kumar	RMCVanguard Mortgage	155-8E-41
(NAME)	(NAME)	
7365 Olmsted Drive	1111 North Loop West, Ste 250	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Houston, TX 77008	
(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, Thomas P. Langer and Stacey J. Langer, as Trustees of the Langer Living Trust Under Agreement dated April 20, 2005, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rajesh Kumar and wife, Kavita Rani Prasad, 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. 18 on the Plan of Resubdivision of Bellevue Highlands, Phase 2, of record under Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas P. Langer and Stacey J. Langer, as Trustees of the Langer Living Trust Under Agreement dated April 20, 2005, by Warranty Deed from Thomas P. Langer and wife, Stacey J. Langer, as of record in Instrument No. 20050425-0045477, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thomas P. Langer and wife, Stacey J. Langer, by Warranty Deed dated August 26, 2003, from The James Company of Tennessee, L.L.C., as of record in Instrument No. 20030910-0131757, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 11/17/05 14:08 2 pgs
Fees:13.00 Taxes:869.50

20051117-0139194

unimproved ☐

This is improved ☒ property, known as 7365 Olmsted Drive, Nashville, TN 37221

(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 10th day of November, 2005.

Thomas P. Langer, Trustee of the Langer Living Trust
Thomas P. Langer

Stacey J. Langer, Trustee of the Langer Living Trust
Stacey J. Langer

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 Thomas P. Langer and Stacey J. Langer, 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 10th day of November, 2005.

Commission expires: May 28, 2006

Beth Triplett
Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006