STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 01/09/06 10:35 2 pg
Fees:13.00 Taxes:473.23

20060109-0002794

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
Benjamin T. Fundis	SAME	072-11-0
1703 Litton Avenue		GROUP
Nashville, Tennessee 37216		PARCEL 447.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Seven Thousand Nine Hundred Dollars and Zero Cents ($127,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Natalie K. Langlinais, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Benjamin T. Fundis, 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 the easterly 40.0 feet of Lot No. 112 and the westerly 15.0 feet of Lot No. 113 on the Map of Riverside Subdivision of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.

SAID parts of Lots No. 112 and 113 adjoin and front together 55.0 feet on the northerly side of Litton Avenue and run back between parallel lines 150.0 feet to a dead line.

BEING the same property conveyed to Natalie K. Langlinais, married, by deed dated June 9, 2005, from Household Financial Center, Inc., of record as Instrument No. 20050708-079482 in the Register's Office for Davidson County, Tennessee.

Phillip Brian Langlinais, spouse of Natalie K. Langlinais, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for 2006 which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1703 Litton Avenue, Nashville, Tennessee 37216

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 I do covenant with the said Grantee

that I am 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 I do further covenant and bind myself, my 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 my hand this 3rd day of January, 2006.

Natalie K. Langlinais

Phillip Brian 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 Natalie K. Langlinais and Phillip Brian 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 3rd day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY