This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060377

**Elite Title Company**
**109 West Park Drive**
**Suite 350**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 06/19/06 15:21 2 pgs
Fees:13.00 Taxes:749.25

20060619-0073128

**Send Tax Bills To:**
Same as
new owner

**New Owner is:** Eric D. Langston
1904 Welsenboro Circle
Hermitage, TN 37076

MAP: 86-08
PARCEL: 71.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Billy E. Thornhill and Elizabeth A. Thornhill**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Eric D. Langston and Brandi M. Langston**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 374, Phase One, on the Plan of Camden Woods, a Planned Unit Development, of record in Book 6900, Page 697 & 698, Register's Office of 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 Billy E. Thornhill and wife, Elizabeth Ann Thornhill by Warranty Deed from Phillips Builders, Inc. dated July 15, 1992, recorded July 17, 1992, in Book 8678, page 151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BD / Eat
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5 day of June, 2006.

GRANTOR:

**Billy E. Thornhill**

**Elizabeth A. Thornhill**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Billy E. Thornhill and Elizabeth A. Thornhill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5 day of June, 2006.

Notary Public

My Commission Expires: 11/25/06

BYLITHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $202,500.00.

Affiant

**SWORN TO** and subscribed before me this 5 day of June, 2006

BYLITHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

11/25/06