(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/06 14:59 2 pgs
Fees:13.00 Taxes:4902.50
20061115-0142051

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-10-10

(AFFIX SEAL)

MELANIE D. CARROLL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 65, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory T. Stevens	OHIO SAVINGS BANK	Map 132.05 Parcel 049.00
(NAME) 812 Crestwood Drive	(NAME) 111 Chester Ave. Ste. 200	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Cleveland OH 44114	
(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, Langfitt & Associates, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory T. Stevens and ~~wife,~~ Courtney K. Stevens, 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: husband and wife as tenants in common GPL, Pres.

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. **16** on the map of Crestwood Acres, as of record in Book 1130, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said lot No. 16 fronts 145.2 feet on the northerly side of Crestwood Drive and runs back 310.8 feet on the easterly line and 313.5 feet on the westerly line to a dead line, measuring 145.2 feet thereon.

Being the same property conveyed to Langfitt and Associates, Inc. by warranty deed of John D. Coombs, unmarried of record in Instrument #20051209-0148159, conveyance dated December 7, 2005, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) Subject to all matters of record in Plat Book 1130, page 60, Register's Office for Davidson County, Tennessee. (2) Subject to restrictive covenants contained in deed of record in Book 1318, page 622, and to additional restriction contained in deed of record in Book 2243, page 455, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 812 Crestwood Drive, Nashville, TN 37204

(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 15th day of November, 2006.

Langfitt & Associates, Inc.

By: James P. Langfitt II President
James P. Langfitt, II, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James P. Langfitt, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the President, respectively, of Langfitt & Associates, Inc. the within named bargainor, a corporation, and that he, as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said James P. Langfitt, II as such President, respectively, of said corporation.

Witness my hand and official seal at Franklin, Tennessee this 15th day of November, 2006.

Commission expires: 1-10-10

Notary Public

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010