File No. 270600493

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BOX 13
 # 13444

Davidson County DEEDWARR
Recvd: 07/12/07 14:59 2 pgs
Fees:13.00 Taxes:795.50
20070712-0083254

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Williams	Countrywide Home Loans, Inc.	53-12-185
(NAME) 3008 Lakeshore Drive	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, Tennessee 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Earl R. Langley and Melba R. Langley, husband and wife,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David R. Williams and Susan M. Williams,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 1, Section 2, on the plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliotts Property, known as Dupontonia, of record in Plat Book 843, Page 56, Register's Office for said County and State, to which plat reference is hereby made for a more complete description.
Beginning at a point on the southwesterly margin of Lakeshore Drive formerly Pitts Avenue, 50 feet southeasterly front the southeast corner of 32nd Street and Lakeshore Drive 129 feet to the northwest corner of Lot No. 2, Section No. 2 on the said plan; thence with the line between Lot Nos. 1 & 2, on the said plan, South 41;31: West 100 feet to a point; thence northwardly and parallel to the southeasterly margin of 32nd Street, 30 feet to a point; thence northwestwardly and parallel to said Lakeshore Drive 50 feet to a point 50 feet southeast of the southeasterly margin of 32nd Street thence northeastwardly 50 feet southeast of the southeasterly margin of 32nd Street; thence northeastwardly and parallel to said 32nd Street, 130 feet to the point of beginning.

There is expressly excluded from the aforementioned tract of land the after described property which was conveyed to the U.S.A. for purposes of the Old Hickory Lock and Dam Project, by deed of record in Book 2158, page 639, said Register's Office.

Being the same property conveyed to Earl R. Langley and Melba R. Langley, husband and wife by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument Number 200004270041661, Register's Office for said County.

Subject to all matters as set forth per Plat Book 843, Page 56, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3008 Lakeshore Drive, Old Hickory, TN 37138
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 26th day of June, 2007.

Earl R. Langley
Earl R. Langley

Melba R. Langley
Melba R. Langley

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Earl R. Langley and Melba R. Langley, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of June, 2007.

Commission expires:
10-12-08

Kimie Perry
Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 270600493
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122