(1)

**THIS INSTRUMENT PREPARED BY:**
Freedom Title Services
109 Hazel Path, Suite 2
Hendersonville, TN 37075

Our File Number: 1011

**MAP/GROUP/PARCEL:**
08607002600

Davidson County DEEDWARR
Recvd: 02/04/08 11:05 2 pgs
Fees:13.00 Taxes:518.00
20080204-0011253

**NEW OWNER'S NAME AND ADDRESS:**
Robert Langford
1141 Jacksons View Rd.
Hermitage, TN 37076

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **DEAN HIBBS, A MARRIED MAN**, hereinafter called Grantor, do hereby transfer and convey unto **ROBERT LANGFORD, AN UNMARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, TN, BEING Lot No. 65, on the Plan of Phase I, Section Two, Jackson's Retreat, of record in Plat Book 5200, pages 334-335 as amended in Book 5972, page 96, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
>
> The subject property is improved property known as 114 Jacksons View Rd., Hermitage, TN 37076.
>
> Being the same property conveyed to Dean Hibbs, by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, dated August 24, 2007, of record in Instrument No. 20070828-0103109, Register's Office for Davidson County, TN.
>
> Said property was investment property and was never occupied by Dean Hibbs nor his spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DEAN HIBBS

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

PERSONALLY appeared before me, the undersigned authority, DEAN HIBBS, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN on this the 31ST day of January, 2008.

NOTARY PUBLIC
My notary expires: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

The actual consideration or value whichever is greater for this transfer is $140,000.00.

Catherine Ragsdale
AFFIANT

Sworn to and subscribed before me, this the 31ST day of January, 2008.

NOTARY PUBLIC
My notary expires: 7/01/09

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY