WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/08 09:47 2 pgs
Fees:13.00 Taxes:832.50
20080408-0035363

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2008.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-8-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
File 43 Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie J. Hoeppner	Primary Residential Mortgage, Inc.	07204003000
(NAME)	(NAME)	
1435 Shelton Avenue	4750 West Wiley Post Way, #200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Salt Lake City, Utah 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080623

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Craig L. Langford and wife, Dana R. Langford**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Valerie J. Hoeppner, unmarried**, 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. :

Land in Davidson County, Tennessee, being Lot 27 and the Easterly 4 feet of Lot 28, Plan of Inglewood Golf Club Subdivision, Block "A", as shown on plat of record in Plat Book 843, page 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING all of the same property conveyed to Craig L. Langford and Dana R. Langford by Special Warranty Deed from Beneficial Tennessee, Inc., dated March 19, 2007 and filed of record in Instrument #20070509-0055808, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1435 Shelton Avenue, Nashville, TN 37216

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 3rd day of April, 2008.

Craig L. Langford

Dana R. Langford

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Craig L. Langford and Dana R. Langford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Craig L. Langford and Dana R. Langford executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2008.

Commission expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers

Notary Public