Davidson County DEEDWARR
Recvd: 12/09/08 10:20 2 pgs
Fees:13.00 Taxes:308.95

20081209-0118724

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $83,500.00

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affiant

Subscribed and sworn to before me, this 26th day of November, 2008.

Notary Public
My commission expires: 05/03/2010

06-0811-73304

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kelly A. Langer	Franklin American Mortgage	108-03-0-146.00
3059 Casa Drive	501 Corporate Centre Drive, Suite 400	
Nashville TN 37214	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher Clardy, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kelly A. Langer, married, hereinafter called the Grantees, their successors 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 No. 50B, on the Plan of Zone Lot Division, Lots 49 and 50, a Resubdivision of Lots 35 and 42-50, Section 5, Patio Villa, Lots 51-53, Section Five, Patio Villa, of record in Book 6250, Page 451, as amended in Book 6250, Page 451, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Harper, an unmarried woman by deed from John F. Kenna, dated October 20, 2000, recorded October 23, 2000, of record in Instrument No. 20001023-0105141, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Christopher Clardy, an unmarried man by deed from Mary Harper, an unmarried woman, dated December 20, 2007, recorded January 3, 2008, of record in Instrument No. 20080103-0000411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3059 Casa Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of November, 2008.

Christopher Clardy

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Clardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN this 26th day of November, 2008.

TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
Davidson

My Commission expires: 05/03/10