(1)

Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20090078514 DEEDWARR
Recvd: 11/18/09 13:43 3 pgs
Fees: 18.00 Taxes: 543.90
20091118-0106219

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
621225 2009-03279
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Emily Ellis	(NAME) New Owner	104-11-K-8.00CO
(STREET ADDRESS OR ROUTE NUMBER) 2118 Fairfax Ave. #6	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37212	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Lindsey C. Langley, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Emily Ellis the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20060914-0113885 in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $147,000.00

Affiant Coreen Newsomb

Subscribed and sworn to before me this the 16th day of November, 2009

Notary Public

My commission expires: 12-06-2011
(Affix Seal)

SUSAN J. DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This is unimproved ( ), known as 2118 Fairfax Avenue, Unit #6, Nashville, TN 37212

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 9th day of June, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lindsey C. Langley _____

Lindsey C. Langley

STATE OF
COUNTY OF

Personally appeared before me, ~~Lindsey Langley~~ Cheryl A. Hall, a Notary Public in and for said County and State, Lindsey C. Langley, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2009.

Cheryl A. Hall

Notary Public

My Commission Expires: 03/28/2010

(This area for official notarial seal)

CHERYL A. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____

(This area for official notarial seal)

Notary Public

My Commission Expires:

File No.: 10896

EXHIBIT A

Land in Davidson County, Tennessee, to-wit:

Being Unit No. 6 as shown on the Master Deed for Fairfax Square of record in Book 6506, page 1, as amended in Book 6748, page 758, and Book 6962, page 129, Register's Office for Davidson County, Tennessee, which Master Deed is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Lindsey C. Langley by Warranty Deed from Robert W. Smith and Theresa Schultheis, husband and wife, dated August 31, 2006, as of record in Instrument No. 20060914-0113885, Register's Office for Davidson County, Tennessee.