WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/5/12
Davidson County

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deivys Hernandez	Deivys Hernandez	04313040300
(NAME)	(NAME)	
518 E Maple St.	518 E Maple St.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE*, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deivys Hernandez, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Robertson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

X ~~Deivys Hernandez~~ **SEE ATTACHED EXHIBIT "A"**

*Craig Lee Langford and Dana Denny Langford

unimproved ☐

This is improved ☑ property, known as 518 E Maple St., Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

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 7th day of January, 2011.

Craig Lee Langford

Dana Denny Langford

STATE OF TENNESSEE

COUNTY OF Sumner

--- On this 7th day of January, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Craig Lee Langford and Dana Denny Langford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

MELISSA D. ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public,

My Commission Expires: 4/23/2013

File No.: 20112023
ST1 TN Warranty Deed

BILL GARRETT, Davidson County
Trans: T20110005731 DEEDWARR
Recvd: 01/28/11 12:48 2 pgs
Fees: 13.00 Taxes: 185.00

20110128-0007876

EXHIBIT "A"
LEGAL DESCRIPTION

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 19 of Tract No. 1 of Forest Park Acreage Tracts, of record in Book 843, page 81, Register's office for Davidson county, Tennessee, to which record reference is hereby made for a more particular description thereof.
BEING all of the same property conveyed to by Warranty Deed from The Secretary of Housing and Urban Development, dated April 17, 2009 and filed of record in Instrument 20090421-0035974, Register's Office for Davidson County, Tennessee.