BILL GARRETT, Davidson County
Trans:T20110064089 DEEDWARR
Recvd: 10/13/11 14:08 2 pgs
Fees:13.00 Taxes:351.50
20111013-0079814

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2011.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Frank D. Caputo, Jr. Micah J. Caputo	Flagship Mortgage Corporation	Map: 83-13
1515 Boscobel St	100 Old Wilson Bridge Rd., Suite 207	Parcel: 466
Nashville, TN 37206	Worthington, OH 43085	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHILLIP BRIAN LANGLINAIS AND NATALIE K. LANGLINAIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK D. CAPUTO, JR. AND MICAH J. CAPUTO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 No. 185, Block S, on the Plan of Subdivision of the Home Place of Mrs. Elize M. Lindsey of record in Book 2, page 92, Chancery Court, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Brian Langlinais and Natalie K. Langlinais, husband and wife by deed from JP Morgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-AB1 of record in Instrument 200603010023402, Register's Office for Davidson County, Tennessee, dated February 15, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1515 Boscobel St, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of October, 2011.

Phillip Brian Langlinais by Natalie K. Langlinais, Attorney-in-Fact Under Agreement Dated 8/29/2011

Phillip Brian Langlinais by Natalie K. Langlinais, Attorney-in-Fact Under Agreement Dated 8/29/2011

Natalie K. Langlinais

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Natalie K. Langlinais, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of October, 2011.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2011, before me personally appeared Natalie K. Langlinais, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phillip Brian Langlinais as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Phillip Brian Langlinais.

Witness my hand and seal this the 13th day of October, 2011.

Notary Public

My Commission Expires:

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY