WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~ 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Lang	CITYLIFE LENDING GROUP, LLC	104-15-317.00
(NAME)	(NAME)	
2502 Westwood Avenue	4101 Wiseman Blvd., Bldg 108	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	San Antonio, TX 78251	
(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, Robert F. Seidel and wife, Sandra S. Seidel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew J. Lang and Hilary D. Lang, husband and wife, HEREINAFTER CALLED THE GRANTEES, 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 the easterly 40 feet of Lot No. 62 and the westerly 30 feet of Lot No. 63 on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 62 and 63 fronts together 70 feet (and according to a survey by John B. Kohl, III, dated July 27, 1983, said frontages measure 69.6 feet, more or less) on the northerly margin of Westwood Avenue and extends back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Robert F. Seidel and wife, Sandra S. Seidel, by deed of record in Instrument 20030113-0005206, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2502 Westwood Avenue, Nashville, TN 37212
(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.

BILL GARRETT, Davidson County
Trans:T20110077131 DEEDWARR
Recvd: 12/06/11 15:03 2 pgs
Fees:13.00 Taxes:1957.30
20111206-0095224

Witness our hands this 30th day of November, 2011.

Robert F. Seidel

Sandra S. Seidel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Seidel and Sandra S. Seidel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of November, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public