BILL GARRETT, Davidson County
Trans:T20120028503 DEEDWARR
Recvd: 04/19/12 09:45 2 pgs
Fees:13.00 Taxes:728.16
20120419-0033432

TAHIRA J. PYCHA
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th OF April 2011.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Atnip & Nicole Langford	Churchill Mtg	058100B01800CO
(NAME) 3013 Carrington Place	(NAME) 761 Old Hickory Blvd	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Brentwood TN 37027	
(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,

LOUIS H. HOLGATE, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Atnip * an unmarried man and Nicole A. Langford, an unmarried woman

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 Lot No. 72 on the Final Subdivision Plat of Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Louis H. Holgate by Warranty Deed from Corey Craig and Lloyd H. Craig and Randall B. Smith dated April 11, 2008 and recorded April 17, 2008 in Instrument No. 20080417-0038935, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3013 Carrington Place, Nashville, TN 37218

(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

Witness my/our hand(s) this 6th day of January 2019

Louis H. Holgate

STATE OF LA.
COUNTY OF ~~EAST~~ Baton Rouge

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis H. Holgate, an unmarrid person the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 6th day of January 2019

Commission expires: for Life

Notary Public

Wayne D. Swenson, Jr.
Notary ID #55555