RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mark J. Vane
4105 Dorman Dr.
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Fairway Independent Mortgage Corporation
One New Hampshire Suite 320
Portsmouth, NH 03801

MAP 131-01
GROUP C
PARCEL 3CO

BILL GARRETT, Davidson County
Trans:T20120036609 DEEDWARR
Recvd: 05/18/12 08:38 3 pgs
Fees:18.00 Taxes:1766.75
20120518-0043058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Raymond L. Langton, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mark J. Vane and Brooke P. Vane, 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:

BEING Unit No. 4105 on the Revised Plan of Park Place as of record in Book 4860, page 115, revised in Book 4860, page 124, Book 5050, page 98, amended in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5293, page 838, Book 5316, page 227 and Book 5722, page 772, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Raymond L. Langton by deed from Sandra Kay Langton pursuant to Divorce Decree, Docket No. 06D-563 of record in Instr. 20060717-0086028, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **4105 Dorman Dr., Nashville, Tennessee 37215.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **16th** day of **May, 2012.**

Raymond L. Langton

Raymond L. Langton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Raymond L. Langton, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of May, 2012.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $477,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2012.

Christine L. Lind
NOTARY PUBLIC

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires:

My Commission Expires OCT 21, 2013