BILL GARRETT, Davidson County
Trans:T20120042399 DEEDWARR
Recvd: 06/08/12 09:50 2 pgs
Fees:13.00 Taxes:318.20
20120608-0050171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 86,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2012.

Notary Public

My commission expires: 8.16.14

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, SUITE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DANIEL LANGFORD **MEGHAN HALLER**	**AMERICAN MORTGAGE SERVICE, CO**	**09614001600**
2940 LAKELAND DR	11503 Springfield Pk	
NASHVILLE, TN 37214	Cincinnati, OH 45246	
		FILE: ST2012-0520

FOR AND IN 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 ACKNOWLEDGE, WE,

CARL T BROWN, JR and WIFE, MARILYN K BROWN

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

DANIEL LANGFORD, AN UNMARRIED PERSON and MEGHAN HALLER, AN UNMARRIED PERSON

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. 413, ON THE PLAN OF CLOVERHILL, SECTION VII OF RECORD IN BOOK PLAT BOOK 2133, PAGE 92, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CARL T BROWN, JR AND WIFE, MARILYN K BROWN BY WARRANTY DEED FROM SCOTT K OVERSTREET AND WIFE, JANET L OVERSTREET DATED 08/19/10 AND RECORDED ON 08/20/10 IN INSTRUMENT NO. 20100820-0065925, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO SCOTT K OVERSTREET AND WIFE, JANET L OVERSTREET, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM JANE EVELYN CLAXTON, UNMARRIED DATED 08/28/91 AND RECORDED ON 08/30/91 IN BOOK 8432, PAGE 97, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 2133, Page 92, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2940 LAKELAND DR, NASHVILLE, TN 37214.

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 in 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 5th day of June, 2012.

Carl T. Brown Jr.
CARL T BROWN, JR

Marilyn K Brown
MARILYN K BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CARL T BROWN, JR and MARILYN K BROWN, the within named Grantors, 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, at office, this 5th day of June, 2012.

Notary Public

Anna E. Howland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 8/16/14