Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Brian Lange
329 Wimpole Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
F & M Bank
2021 Richard Jones Rd, Suite 20
Nashville, TN 37215

MAP 119-4
GROUP
PARCEL 006.00

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, **Nancy W. Weber,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brian Lange and Emily Lange, 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 Lot No. 30 on the Plan of Glencliff Estates, of record in Plat Book 1835, page 79, as resubdivided in Book 8250, page 634, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property devised to the Grantor by the Last Will and Testament of her mother, Louise Bridges Withers and by Order of the Probate Court for Davidson County, TN (No 12P-768), both of which are recorded simultaneously herewith; and further being the same property conveyed to R.L. Withers and wife, Louise B. Withers by deed dated July 10, 1951, of record in Book 2013, page 191, said Register's Office, Davidson County, Tennessee.
*The said R. L. Withers having predeceased his wife, Louise B. Withers.

BILL GARRETT, Davidson County
Trans:T20120071501 DEEDWARR
Recvd: 09/21/12 15:32 3 pgs
Fees:18.00 Taxes:443.63
20120921-0086229

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 **329 Wimpole Drive, Nashville, Tennessee 37211.**

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 she 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 herself, her 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 **7th** day of **September, 2012.**

Nancy W. Weber

Nancy W. Weber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 7th day of September, 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

The actual value or consideration, whichever is greater, for this transfer is $119,900.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of September, 2012.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/14/2012