WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neal W. Langdon	Same	16008011600
(NAME)	(NAME)	
600 Songwriter Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220-2300		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dorothy E. Nelms, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Neal W. Langdon and Jessica O. Langdon, husband and wife**, hereinafter called the GRANTEE (S), their heirs and/or 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. 5 on the Plan of First Revision, Section One, West Fork Farm of record in Plat Book 6900 page 820, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ramon A. Nelms and wife, Dorothy E. Nelms by Deed from William Roy Kurtz and wife, Tina May Kurtz, dated 03/31/2008 and filed for record on 04/03/2008 in Instrument 200804030033682, Register's Office for Davidson County, Tennessee. The said Ramon A. Nelms died on September 25, 2012, leaving Dorothy E. Nelms the sole surviving tenant by the entirety.

This conveyance is subject to (1) All matters as set forth per Plat Book 6250, Page 769, Plat Book 6900, Page 820, (2) Restrictive Covenants of record in Book 6458, Page 94, as amended of record in Book 6598, Page 52, as amended of record in Book 6706, Page 1, as amended of record in Book 6764, Page 358, as amended of record in Book 7715, Page 143, as amended of record in Book 8430, Page 307, and (3) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4892, Page 536, Book 6077, Page 494, Book 7086, Page 401, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 01288-14731
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans: T20130043438 DEEDWARR
Recvd: 05/23/13 15:25 2 pgs
Fees: 13.00 Taxes: 1063.75
20130523-0052453

unimproved ☐

This is improved ☑ property, known as 600 Songwriter Circle, Nashville, TN 37220-2300

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23rd day of May, 2013.

Dorothy E. Nelms

State of Tennessee
County of Williamson

Personally appeared before me Dorothy E. Nelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2013.

Notary Public Chris Jackson
My Commission Expires: May 11, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067