WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130051563 DEEDWARR
Recvd: 06/19/13 10:29 2 pgs
Fees:13.00 Taxes:1054.50
20130619-0062578

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/22/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin B. Dalton	UBS AG, Tampa Branch	07208023100
(NAME) 2212 Ravenwood Drive	(NAME) 3000 Bayport Dr. Ste 100	
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Tampa FL 33607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130795

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, Craig Langford and wife, Dana Langford,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin B. Dalton and Rachel T. Dalton, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 164 on the Plan of Dalewood, Section III, as of record in Plat Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Craig Langford and wife, Dana Langford by Warranty Deed from Craig Langford, dated October 15, 2002 and filed of record in Instrument 20021023-0130052, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2212 Ravenwood Dr., Nashville, TN 37216

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 7th day of June, 2013.

Craig Langford

Dana Langford

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Craig Langford and wife, Dana Langford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Craig Langford and wife, Dana Langford executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2013.

Commission expires: 6/22/2015

Notary Public

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.