WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20130062885 DEEDWARR
Recvd: 07/24/13 09:33 2 pgs
Fees:13.00 Taxes:221.63

20130724-0076343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlotte B. Avant	Charlotte B. Avant	07104011200
(NAME)	(NAME)	
1233 Greenfield Ave.	1233 Greenfield Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY LANGSTON GRIMES, FRANCES COSS AND MIKE LANGSTON, as the only heirs-at-law of JERRY W. LANGSTON, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLOTTE B. AVANT, an unmaried woman, HEREINAFTER CALLED THE GRANTEE, HER 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. 368 on the Final Plan of JOYWOOD HEIGHTS, SECTION IIA, of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Jerry W. Langston, an unmarried person by Warranty Deed from Billy Joe Harrison as Executor of the Estate of Imogene Harrison and Billy Joe Harrison and Billy Ray Harrison as Devisees under the Last Will and Testament of Imogene Harrison, deceased. which deed is dated May 12, 1997 and recorded in Book 10454, page 87, Register's Office for Davidson County, Tennessee. The said Jerry W. Langston aka Jerry Wendell Langston having since died intestate on June 30, 2012 leaving the following parties as his only heir-at-law: Mary Langston Grimes, Frances Coss and Mike Langston. See Affidavit of Heirship of record as Instrument No. 20130416-0037473, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE FINAL PLAN OF JOYWOOD HEIGHTS, SECTION IIA, OF RECORD IN BOOK 1424, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 2619 Flamingo Drive, Nashville, TN 37207

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this 23rd day of July, 2013.

Mary Langston Grimes

Frances Coss

Mike Langston

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23rd day of July, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Langston Grimes, Frances Coss, and Mike Langston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY