BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130090994 DEEDWARR
Recvd: 10/23/13 10:18 4 pgs
Fees:23.00 Taxes:958.30
20131023-0110366

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Grace J. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2013.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garry Tallent	Garry Tallent	
(NAME)	(NAME)	
5500 Thalman Dr.	1002 Tyne Blvd.	161-09-0-40
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DANITA GAY LANGLEY, TRUSTEE UNDER THE WILL OF BOBBIE DEE LANGLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRY TALLENT AND WIFE, TAMMY TALLENT,** 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. 14, Section Four, Granberry Heights, as shown on plat of record in Plat Book 5060, page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property to Bobbie M. Langley, unmarried by Warranty Deed from Leigh M. Workman, Executrix of the Estate of Sarah Nell Mays dated June 5, 2012 of record in Instrument No. 20120605-0048875, said Register's Office.

Bobbie M. Langley a/k/a Bobbie Dee Langley has since died leaving a Last Will and Testament admitted into Probate in the 7th Circuit Court, Davidson County, Tennessee (Docket No. 13P-429). The Will appointed Wayman A. Mayfield as Trustee and Frank Mayfield as Successor Trustee, both of whom declined to serve. Pursuant to Order of the Court dated March 20, 2013, Danita Gay Langley was appointed Trustee under the Will of Bobbie Dee Langley. A copy of this Order is attached as **EXHIBIT "A".**

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 5060, page 125, said Register's Office; and (c) restrictive covenants of record in Book 5728, page 971, said Register's Office; (d) easements of record in Book 4035, page 208, Book 10431, page 531 and Book 11523, page 657, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5500 Thalman Dr., Brentwood, TN 37027

(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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Witness my hand this 22ND day of October, 2013.

Danita Gay Langley, Trustee

Danita Gay Langley, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public Danita Gay Langley with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustees of the Trust created under the Will of Bobbie Dee Langley, and who further acknowledged that she is authorized by said Trust to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 22ND day of October, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOV 3, 2015

Copy

EXHIBIT "A"

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
MAR 20 2013
RICHARD R. ROOKER, Clerk
By _____ Deputy

IN RE:

PROBATE OF LAST WILL AND TESTAMENT OF BOBBIE DEE LANGLEY

NO. 13P429

ORDER

On this 20 day of March, 2013, before the Honorable Randy Kennedy, Judge of the Probate Court of Davidson County, Tennessee, the named Petitioner therein, produced in open Court a paper writing purporting to be the Last Will and Testament of Bobbie Dee Langley, lately deceased.

From the Petition filed in this cause and the affidavits of the attesting witnesses, filed with the Will, the court makes the following findings of fact:

1. Bobbie Dee Langley died on July 14, 2012, in Nashville, Davidson County, Tennessee, and at the time of her death her usual place of residence was in Nashville, Davidson County, Tennessee.

2. Bobbie Dee Langley left a Last Will and Testament bearing the date of February 23, 2004 and signed by Bobbie Dee Langley, was written in the lifetime of the said Bobbie Dee Langley, signed by her and subscribed at her request and in the presence of each other by the said **Eleanor B. Eldridge** and **James T. Eldridge** attesting witnesses, on the Last Will and Testament.

3. At the time the Will was executed and signed, Bobbie Dee Langley, the decedent was of sound mind, was more than eighteen (18) years of age, and had full testamentary capacity.

4. The Last Will and Testament of decedent names Wayman A. Mayfield as Executor and Trustee and Frank Mayfield as Alternate Executor and Alternate Trustee and both have declined to serve.

Copy

5. Danita Gay Langley, as the beneficiary of the Trust under the Will and the sole heir-at-law of Bobbie Dee Langley, requests that she be appointed as Administrator CTA of the Last Will and Testament of Bobbie Dee Langley and as Trustee of the Trust under the Will of Bobbie Dee Langley.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that the said instrument dated February 23, 2004 is the true, whole and Last Will and Testament of the said Bobbie Dee Langley, deceased, and the same is hereby admitted to probate and the Clerk of this Court is hereby directed to file and record the same.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by this Court that letters of Administration CTA be granted and issued to Danita Gay Langley under the said Last Will and Testament of Bobbie Dee Langley, deceased, with posting of bond, inventory and accounting being waived.

AND IT IS FURTHER ORDERED that Danita Gay Langley be appointed as Successor Trustee of the Trust created under the Will of Bobbie Dee Langley.

However, an estate status report shall be filed annually upon the date of this order until closed.

JUDGE

APPROVED FOR ENTRY:

By: _____

J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Rd., Suite 300
Nashville, TN 37215
(615) 269-6626 BPR No. 5608