THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 440 Nashville, TN 37203 STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH 2014. Notary Public MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marchelle Bradanini	MidFirst Bank	MAP
1417 Calvin Avenue	501 NW Grand Blvd, Suite 300	PARCEL 083-05-0-413.00
Nashville, TN 37206	Oklahoma City, OK 73118	
(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, I, **Heather L. Langford unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iain Kevan Morris and Marchelle Irene Bradanini, 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. 16 on the Plan of Webb & Johnson's Subdivision of record in Plat Book 57, Page 131, in the Register's 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 Heather L. Langford, unmarried by Warranty deed from Todd Andrew Williams and wife, Andrea Williams of record in Instrument No. 20081211-0119493 Register's Office for Davidson County, Tennessee, dated November 25, 2008 and recorded on December 11, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1417 Calvin Avenue, Nashville, TN 37206.**

BILL GARRETT, Davidson County
Trans:T20140019128 DEEDWARR
Recvd: 03/21/14 14:09 2 pgs
Fees:13.00 Taxes:1369.00
20140321-0023538

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.

Witness _____ hand( ) this the 18th day of March, 2014.

x _____
Heather L. Langford

_____

STATE OF Washington
COUNTY OF District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather L. Langford** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of March, 2014.

My Commission expires: 10/14/15

_____
Notary Public
TONJA MCCOY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires October 14, 2015

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2014.

My Commission expires: _____

_____
Notary Public