WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140021220 DEEDWARR
Recvd: 03/31/14 10:48 3 pgs
Fees: 18.00 Taxes: 444.00
20140331-0026157

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of March, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
21/32 Properties, GP	21/32 Properties, GP	09405003500
(NAME)	(NAME)	
204 River Hills Drive	204 River Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Melody Langford, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **21/32 Properties, GP, a Tennessee General Partnership**, 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. 118, Shelby Heights, Section 3, as shown on plat of record in Plat Book 3106, page 12 and part of a closed alley by Ordinance No. 096-493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Melody L. Dunn, an unmarried by Warranty Deed from Renee Roberts, a married woman dated July 31, 2008, of record in Instrument No. 20080804-0079930, Register's Office for Davidson County, Tennessee. The said Melody L. Dunn, now known as Melody Langford.

SAID PROPERTY IS INVESTMENT PROPERTY, AND WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 909 South 12th Street, Nashville, TN 37206

Grantees Warrant

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, has 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 our hands this 21 day of March, 2014.

Melody Langford

STATE OF California
COUNTY OF _____

Personally appeared before me, the undersigned authority, **Melody Langford**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of March, 2014

Notary Public

My commission expires: _____

Please see attached Notary Certificate.
3-21-14 J.D.

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Contra Costa }

On March 21, 2014 (Date) before me, Laurie S. Dellar, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Melody Langford (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Laurie S. Dellar (Signature of Notary Public)

LAURIE S. DELLAR
Commission # 1987957
Notary Public - California
Contra Costa County
My Comm. Expires Aug 16, 2016

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grantees Warrant

Document Date: March 21, 2014 Number of Pages: one

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Melody Langford
☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: Self

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here