BILL GARRETT, Davidson County
Trans:T20140034744 DEEDWARR
Recvd: 05/19/14 12:47 2 pgs
Fees:13.00 Taxes:862.10
20140519-0042850

WARRANTY DEED

Return TO:

BRENTWOOD TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2014

MARGARET R. MEYERS TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A Wright and Meghann E Langford	* Gardner Financial Services	098-0-0-007.00
(NAME) 5016 John Hager Road	(NAME) 3503 Paesanos Pkway	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Antonio, ,TX 78231-1225	
(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, **Kevin J. Flemming and wife, Delaina J. Flemming**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher A Wright, unmarried and Meghann E Langford, unmarried**, 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. 7 on the Plan of Phase One, Windchase, as of record in Plat Book 9700, page 671, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kevin J. Fleming and wife, Delaina J. Fleming by deed dated April 23, 1999 from Landmark Homes of Tennessee, Inc. and filed of record in Book 11450, page 379, Register's Office for Davidson County, Tennessee.

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 5016 John Hager Road, Hermitage, TN 37076

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 **15th** day of **May, 2014**

Kevin J. Flemming

Delaina J. Flemming

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson TN

Personally appeared before me, the undersigned authority, **Kevin J. Flemming and Delaina J. Flemming**, 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 **15th** day of **May, 2014**

Notary Public

My commission expires:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 9, 2014