WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140056928 DEEDWARR
Recvd: 08/05/14 10:20 2 pgs
Fees: 13.00 Taxes: 832.50
20140805-0070105

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carolyn F. Langford	NEW OWNER	Parcel ID:
173 Stoners Glen Drive		075150A17300CO
Hermitage, TN 37076		

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, we

Sharon Lea Jarvis, Timothy Wade Jarvis, and Sean Michael Jarvis, Devisees under the Will of Robert E. Jarvis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Carolyn F. 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:

Being Lot/Unit 173, on the Plan of First Revision, Phase Two, Stoner's Glen, of record in Instrument 20001208-0121075 and corrected in Instrument 20010117-0005055 and Instrument 20010109-0002802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert E. Jarvis by deed from Frank Batson Homes, Inc., of record in Instrument 20010619-0065154, dated June 18, 2001, Register's Office for said County. The said Robert E. Jarvis died April 4, 2014. The Grantors herein execute this instrument as Devisees under the will of Robert E. Jarvis pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 14P462.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20000526-0052723 amended in Instrument 20001215-0123565; 20020115-00006136; 20040115-0006286; and 20000526-0052723, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001208-0121075 and corrected in Instrument 20010117-0005055 and 20010109-0002802, said Register's Office.

The signature of Sharon Lea Jarvis, Timothy Wade Jarvis, and Sean Michael Jarvis is signed by their duly appointed Attorney-in-Fact, Angela C. Ross, pursuant to the Power of Attorney of record in Instrument 20140805-0070102 *** said Register's Office.
, 20140805-0070103 and 20140805-0070104

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 173 Stoners Glen Drive, 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, 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 my hand this 1st day of August, 2014.

The Estate of Robert E. Jarvis
BY: Sharon Lea Jarvis by Angela Ross
Sharon Lea Jarvis, Devisee by Angela C. Ross, Attorney in Fact

Timothy Wade Jarvis by Angela C Ross
Timothy Wade Jarvis, Devisee by Angela C. Ross, Attorney in Fact

Sean Michael Jarvis by Angela C Ross
Sean Michael Jarvis, Devisee by Angela C. Ross, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Angela C. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Sharon Lea Jarvis, Timothy Wade Jarvis, and Sean Michael Jarvis, Devisees under the Will of Robert E. Jarvis as their Attorney in Fact as the free act and deed of the within named Sharon Lea Jarvis, Timothy Wade Jarvis, and Sean Michael Jarvis.

Witness my hand and official seal at Nashville, Tennessee the 1st day of August, 2014.

My Commission Expires 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.