AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140059793 DEEDWARR
Recvd: 08/14/14 12:04 2 pgs
Fees:13.00 Taxes:2146.00
20140814-0073508

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***580,000.00.

Affiant

Subscribed and sworn to before me this 13 day of August, 2014.

Notary Public

My Commission Expires: 7-6-15

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Joseph Nathan Steakley, Jr. 5004 Dakota Avenue Nashville, Tennessee 37209	Traders Bank 1602 North Main Street Shelbyville, Tennessee 37162	MAP 091-15-0 PARCEL 237.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Eighty Thousand and 00/100 Dollars ($***580,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Charles Dempsey Langston, Jr., unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto James Nathan Steakley, Jr., unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of the southerly part of Block #17 on the Plan of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the northerly margin of Dakota Avenue (formerly 4th Street) 160 feet east of the easterly margin of 51st Avenue North (formerly 10th Street); thence northerly parallel to the easterly margin of 51st Avenue North, 150 feet to the southerly margin of an alley; thence with margin of the same, easterly 50 feet to a point; thence southerly 150 feet to the northerly margin of Dakota Avenue; thence with the margin of the same, westerly 50.0 feet to the beginning.

BEING the same property conveyed to Charles Dempsey Langston, Jr., unmarried, by Warranty Deed dated March 6, 2012, from Cornerstone Investments, Inc., of record as Instrument No. 20120308-0020447 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5004 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 11th day of August, 2014.

Charles Dempsey Langston, gr, by Christie Wilson, attorney in fact

Charles Dempsey Langston, Jr. by
Christie Wilson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Charles Dempsey Langston, Jr. and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Charles Dempsey Langston Jr..

WITNESS my hand and official seal this 11th day of August, 2014.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY