BILL GARRETT, Davidson County
Trans: T20140065741 DEEDWARR
Recvd: 09/04/14 10:17 2 pgs
Fees: 13.00 Taxes: 780.70
20140904-0080855

$211,000.00

WARRANTY DEED

ET-14-3371

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Cole Dumas	GMFS, LLC	
429 E. Thompson Lane (ADDRESS)	(NAME) 7389 Florida Blvd., Ste. 200A (ADDRESS)	11908004300
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Baton Rouge, LA 70806 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAMUEL B. LANGHAM JR. AND WIFE, MARTHA HARRIS LANGHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH COLE DUMAS AND WIFE, LARISSIA M. DUMAS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 167, GLENCLIFF ESTATES, SECTION VII, as shown on plat of record in Plat Book 2331, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Frank S. King, Jr., Trustee to Sam B. Langham, Sr. and Sam B. Langham, Jr. and wife, Martha Harris Langham, jointly for life with the remainder in fee to the survivor as recorded on the 8th day of April, 1971 in Deed Book 4492, Page 112 and Warranty Deed from Glencliff Estates, Inc. to Sam B. Langham and wife, Louise S. Langham as recorded on the 3rd day of October, 1955 in Deed Book 2452, Page 373, in the Register's Office of Davidson County, Tennessee.

The said Sam B. Langham, Sr. now deceased.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 429 E. Thompson Lane, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of August, 2014.

Samuel B. Langham Jr.

Martha Harris Langham

STATE OF Tennessee

COUNTY OF Wilson

On this the 29th day of August, 2014, before me personally appeared Samuel B. Langham Jr. and wife, Martha Harris Langham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of August, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520