BILL GARRETT, Davidson County
Trans:T20140074137 DEEDWARR
Recvd: 10/02/14 09:39 2 pgs
Fees:13.00 Taxes:540.20
20141002-0090939

Derrek Nelson Daniels
Commonwealth of Virginia
Notary Public
Commission No. 367123
My Commission Expires 2/28/2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 146,000.00

Courtney M Brewer
Affiant

Subscribed and sworn to before me, this 24th day of September, 2014.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DEANNA NICOLE EDWARDS	**WELLS FARGO BANK, NA**	**05908021800**
216 MILL STATION CT	**2701 WELLS FARGO WAY**	
NASHVILLE, TN 37207	**MINNEAPOLIS, MN 55467**	

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 ACKNOWLEDGE, WE,

COURTNEY M. BREWER, A MARRIED WOMAN AND HER HUSBAND, DALGLISH LANGAT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEANNA NICOLE EDWARDS, a single person

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 No. 71 on the plan of Claymille Station, Phase Three of record in Plat Book 6900, Page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO COURTNEY M. BREWER, A MARRIED WOMAN, BY QUITCLAIM DEED FROM COURTNEY M. BREWER AND DALGLISH LANGAT, WIFE AND HUSBAND, AND ANTHONY E. BOWDEN, A SINGLE PERSON, DATED 01/22/2014 AND RECORDED ON 01/29/2014 IN INSTRUMENT NUMBER 20140129-0007979, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO COURTNEY M. BREWER AND ANTHONY E. BOWDEN, BY WARRANTY DEED FROM TESSA RHODES, DATED 08/31/2006 AND RECORDED ON 09/07/2006 IN INSTRUMENT NUMBER 20060907-0110710, SAID REGISTER'S OFFICE. DALGLISH LANGAT HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 216 MILL STATION CT, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 24th day of September, 2014.

Courtney M Brewer
COURTNEY M. BREWER

DALGLISH LANGAT

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Henrico

Personally appeared before me, a Notary Public of said County and State, COURTNEY M. BREWER AND DALGLISH LANGAT, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2014.

Notary Public

My Commission Expires:

Derrek Nelson Daniels
Commonwealth of Virginia
Notary Public
Commission No. 367123
My Commission Expires 2/28/2017