BILL GARRETT, Davidson County
Trans:T20140074948 DEEDWARR
Recvd: 10/03/14 14:20 3 pgs
Fees:18.00 Taxes:351.50
20141003-0091926

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Beverly J. Langford
Affiant

Sworn to and subscribed before me on this the 2nd day of October, 2014.

M. V. Brooks-Palmer
NOTARY PUBLIC
My Commission Expires: 05/22/2017

M V BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Beverly J. Langford	Same as Owner	084 01 0 055.00
1419 Rosebank Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **CARLENE DICK CLINGINGSMITH, WILLIAM TERREL FRANCIS and BEVERLY JEAN FRANCIS LANGFORD, being the sole and only heirs of Burness Carl Dick and wife, Evelyn P. Dick (both deceased),** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **BEVERLY J. LANGFORD, unmarried**, hereinafter called GRANTEES, their heirs and assigns, their interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 57 on the Plan of Dugger Heights, Section III, of record in Book 1835, Page 54, Registers' Office for said County. Said Lot No. 57 fronts 98 feet on the East side of Rosebank Avenue and runs back between lines 295 feet on the North line and 319.7 feet on the South line to a dead line which it measures 101 feet.

BEING the same property conveyed to BURNESS CARL DICK and wife, EVELYN DICK by Deed dated February 25, 1971, and executed by GEORGE ROOKER, Clerk, Circuit Court and recorded in Book 4485, Page 978, said Registers' Office.

The said Burness Carl Dick having died July 4, 1988 and the said Evelyn P. Dick having died August 15, 2012, leave as their sole and only heirs, their children, Carlene Dick Clingingsmith, William Terrel Francis and Beverly Jean Francis Langford.

This is improved property known as 1419 Rosebank Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 2nd day of October, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C. Clingingsmith
CARLENE DICK CLINGINGSMITH

William Terrel Francis by Debora Eden AIF
WILLIAM TERREL FRANCIS by Debora Eden, Attorney in Fact

Beverly Jean Francis Langford
BEVERLY JEAN FRANCIS LANGFORD

STATE OF TENNESSEE

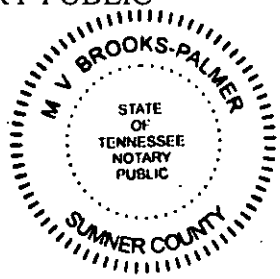
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Beverly Jean Francis Langford, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN , this the 2nd day of October, 2014.

M.V. Brooks-Palmer
NOTARY PUBLIC

My Commission Expires: 05/22/17



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of October, 2014, before me personally appeared WILLIAM TERREL FRANCIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM TERREL FRANCIS, acknowledged that such person executed the same as the free act and deed of WILLIAM TERREL FRANCIS pursuant to Power of Attorney recorded as Instrument No. 20141003-0091925, Register's Office for Davidson County, TN.

M.V. Brooks-Palmer
Notary Public

My Commission Expires: 05/22/17

