Davidson County DEEDWARR
Recvd: 12/17/14 12:53 3 pgs
Fees:18.00 Taxes:814.00
20141217-0115421

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 220,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 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:
BRIAN CASEY LANGFORD **GILLIAN WALSHE-LANGFORD**	**PINNACLE BANK**	**07309016500**
1994 UPLAND DR	**150 3RD AVENUE S., SUITE 900**	
NASHVILLE, TN 37216	**NASHVILLE, TN 37201**	

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,

ELSY N. CLAROS CONTRERAS

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

BRIAN CASEY LANGFORD AND WIFE, GILLIAN WALSHE-LANGFORD

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 387, BURCHWOOD GARDENS, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 116, 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 TO ELSY N. CLAROS CONTRERAS, BY QUITCLAIM DEED FROM RUBEN CHACON, SINGLE MAN, DATED 12/16/2013 AND RECORDED ON 01/29/2014 IN INSTRUMENT NUMBER 20140129-0008198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO RUBEN CHACON, SINGLE PERSON, BY WARRANTY DEED FROM JACKELINE I. CORDOVA, AN UNMARRIED WOMAN, DATED 08/26/2013 AND RECORDED ON 08/28/2013 IN INSTRUMENT NUMBER 20130828-0090859, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JACKELINE I. CORDOVA, AN UNMARRIED WOMAN BY WARRANTY DEED FROM MARION E. MEJIA, UNMARRIED AND BASILIO DUARTE, UNMARRIED, DATED 03/30/2011 AND RECORDED ON 04/04/2011 IN INSTRUMENT NUMBER 20110404-0025584, SAID REGISTER'S OFFICE.

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 1994 UPLAND DR, NASHVILLE, TN 37216.

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 12th day of December, 2014.

ELSY N. CLAROS CONTRERAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ELSY N. CLAROS CONTRERAS, 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 12th day of December, 2014.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).