BILL GARRETT, Davidson County
Trans:T20150054513 DEEDWARR
Recvd: 07/07/15 09:35 2 pgs
Fees:13.00 Taxes:1089.65
20150707-0065553

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jeffrey R Fernandez, Jr.
909 S. 14th Street
Nashville, TN 37206

SEND TAX BILL TO:
Owner

MAP/PARCEL 094-01-0-338.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Nathan Langley, married and Shawn Berner, married, as tenants in common,** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey R Fernandez, Jr. a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section One Revised, Shelby Heights of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Langley, married and Shawn Berner, married, as tenants in common by Warranty deed from Jeffery S. Miller and wife, Julie E. Miller of record in Instrument No. 20140725-0066115 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on July 25, 2014.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **909 S. 14th Street, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2330, page 171, and restrictions in Book 2810, page 475, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of June, 2015.

Nathan Langley by SCB his Attorney in fact

Nathan Langley by Shawn Berner as attorney-in-fact, recorded in Instrument No. 20150707-0065552, Register's Office of Davidson County, Tennessee.

Shawn Berner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn Berner, as attorney-in-fact for Nathan Langley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Nathan Langley, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Shawn Berner, and recorded simultaneously herewith in Instrument No. _____, of the Register's Office of Davidson County, Tennessee. Witness my hand and official seal at office on this the 30th day of June 2015.

Notary Public

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Shawn Berner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of June, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $294,500.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 02.11.16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

File No: 158519

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066