BILL GARRETT, Davidson County
Trans:T20150067584 DEEDWARR
Recvd: 08/12/15 16:01 2 pgs
Fees:13.00 Taxes:1339.40

20150812-0080930

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $362,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2015.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alisha Nicole Sanders	MORTGAGE INVESTORS GRP	
1807 Lakehurst Drive	8320 E WALKER SPRINGS STE 200	08310025000
Nashville, TN 37206	KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRUCE F. LANGER AND WIFE JEAN A. LANGER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALISHA NICOLE SANDERS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 PART OF 10-12 ACRE TRACT AS SHOWN IN THE PLAN OF RICHARDSON PLACE, AS OF RECORD IN BOOK 547, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, SEPTEMBER 4, 1935, AND REVISED ON OCTOBER 1, 1935, AND REVISED ON OCTOBER 1, 1936, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF A 20-FOOT UNNAMED ROADWAY AS SHOWN ON SAID PLAN KNOWN AS LAKEHURST DRIVE, BEING THE SOUTHWEST CORNER OF A 60-FOOT LOT SHOWN ON SAID SURVEY; THENCE NORTHERLY 140 FEET TO THE SOUTH LINE OF THE MCEWEN SUBDIVISION, OF RECORD IN BOOK 332, PAGE 133, SAID REGISTERS OFFICE; THENCE WITH THE LINE OF SAID SUBDIVISION. EASTERLY 75 FEET TO A POINT, THENCE SOUTHERLY 140 FEET TO THE NORTH MARGIN OF LAKEHURST DRIVE, THENCE WITH THE MARGIN OF THE SAME, WESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRUCE F. LANGER AND WIFE, JEAN A. LANGER BY WARRANTY DEED FROM BRIAN O. PICKLER, UNMARRIED OF RECORD IN INSTRUMENT NO. 20080429-0043563 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 25, 2008 AND RECORDED ON APRIL 29, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1807 Lakehurst Drive, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2015.

Jean A. Langer

Bruce F. Langer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce F. Langer and Jean A. Langer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018