BILL GARRETT, Davidson County
Trans: T20150076173 DEEDWARR
Recvd: 09/08/15 11:25 2 pgs
Fees: 13.00 Taxes: 684.50
20150908-0091003

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150800422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$185,000.00

Donald C Clemons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of September, 2015

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES: 6/18/17

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Clemons and Houston Hill **2221 Nolensville Road** **Nashville, TN 37211**	**SAME**	**181-03-OA-030.00 CO**

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 ACKNOWLEDGED, WE,

James E. Langlois and wife, Karen A. Langlois

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

Donald Clemons and Houston Hill

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 all of Lot No. 30, Section One, Indian Creek Estates, according to plat and survey of record in Plat Book 9700, Pages 556 and 557, of the Register's Office for Davidson County, Tennessee, to which plat and survey reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to James E. Langlois and wife, Karen A. Langlois, by Warranty Deed from Relocation Advantage, LLC, a Delaware limited liability company, dated 3/13/06 and recorded 3/22/06 in Instrument Number 20060322-0032969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **6617 Broken Bow Drive, Antioch, TN 37013**
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 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 our hands this 4th day of September, 2015.

James E Langlois
James E. Langlois

Karen A Langlois
Karen A. Langlois

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Langlois and Karen A. Langlois the bargainor(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 and official seal at Smyrna, Tennessee, this 4th day of September, 2015.

Commission Expires: 6/18/17

Patricia L Hurtt
Notary Public

