BILL GARRETT, Davidson County
Trans:T20150076174 DEEDWARR
Recvd: 09/08/15 11:27 2 pgs
Fees:13.00 Taxes:1424.50
20150908-0091004

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150700355

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$385,000.00

Affiant

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

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 NUMBER
James E. Langlois and Karen A. Langlois	**First Community Mortgage, Inc.**	**172-14-OB-113.00 CO**
1468 Wexford Downs Lane	**275 Robert Rose Drive**	
Nashville, TN 37211	**Murfreesboro, TN 37129**	

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,

Gail C. Vincent and husband, Lawrence Wayne Vincent

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

James E. Langlois and Karen A. Langlois, husband and wife

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 No. 113 on the Plan of Minor Revision, Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128 & 132-133, as shown on plat of record in Instrument No. 20080122-0006550, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gail C. Vincent, by Quitclaim Deed from Gail C. Victory, Trustee of The G & J Victory Family Revocable Living Trust, dated July 18, 2007, dated 6/4/14 and recorded 6/5/14 in Instrument No. 20140605-0048937; and being the same property previously conveyed to The G & J Victory Family Revocable Living Trust, dated July 18, 2007, Gail C. Victory, Trustee, by Quitclaim Deed from Gail C. Victory, unmarried, dated 1/18/07 and recorded 1/23/07 in Instrument No. 20070123-0009284, and being the same property previously conveyed to Gail C. Victory, by Special Warranty Deed from Turnberry Homes, LLC, a Tennessee Limited Liability Company, dated 7/29/03 and recorded 8/7/03 in Instrument No. 20030807-0112640, in the Register's Office of Davidson County, Tennessee.

The undersigned Lawrence Wayne Vincent, spouse of Gail C. Vincent joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

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 **1468 Wexford Downs Lane, Nashville, TN 37211**
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.

Gail C. Vincent

Lawrence Wayne Vincent

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 Gail C. Vincent and Lawrence Wayne Vincent 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

Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY