ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-17-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin S. Langworthy, unmarried	Navy Federal Credit Union (NAME)	01400016000
7416 Bidwell Road (ADDRESS)	5550 Heritage Oaks Dr. (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Pensacola, FL 32526 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Susan D. McCoy, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dustin S. Langworthy, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 3 ON THE PLAN OF SUGAR RIDGE, SECTION "A" OF RECORD IN PLAT BOOK 5200, PAGE 599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. YORK AND WIFE, SUSAN D. YORK BY DEED FROM SAMUEL P. MCVAY AND WIFE, JUNE P. MCVAY, OF RECORD IN BOOK 10479, PAGE 181, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIAM C. YORK AND SUSAN D. YORK SINCE DIVORCED, AND SAID PROPERTY WAS CONVEYED TO SUSAN D. YORK BY QUIT CLAIM DEED FROM WILLIAM C. YORK, OF RECORD BY INSTRUMENT NO. 20090106-0001077, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID SUSAN D. YORK HAVING SINCE MARRIED DAVID MCCOY AND IS NOW KNOWN AS SUSAN D. MCCOY.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7416 Bidwell Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 21st day of January, 2016.

BILL GARRETT, Davidson County
Trans:T20160007489 DEEDWARR
Recvd: 01/28/16 10:47 2 pgs
Fees:13.00 Taxes:962.00
20160128-0008303

WARRANTY DEED
(Continued)

Susan D. McCoy

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan D. McCoy, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2016.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072