BILL GARRETT, Davidson County
Trans:T20160018290 DEEDWARR
Recvd: 03/07/16 09:28 3 pgs
Fees:18.00 Taxes:106.56
20160307-0021277

This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
James C. Hester, Jr. and wife,
Brenda L. Hester
4350 Brownstone Drive
Cross Plains, Tennessee 37049

SEND TAX BILLS TO:
Same

MAP: 4315
PARCEL: 213.00

****

WARRANTY DEED

****

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 are hereby acknowledged, we, **SIDNEY M. LANGSTON, TINA D. HOKE, DOUGLAS W. LANGSTON and CAROL G. BECKMAN**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES C. HESTER, JR. and wife, BRENDA L. HESTER**, hereinafter called Grantees, their heirs and assigns, a certain tract of land or parcel of land located in **Davidson** County, Tennessee, described as follows:

> **LOT NO. 8** in the Kingsway Green Subdivision, Madison, Davidson County, Tennessee, a plat which is of record in Book No. 3842, Page 227, Register's Office, Davidson County, Tennessee.
>
> **BEING** the same property conveyed to Irene B. Langford by Quitclaim Deed from Theron A. Langford, of record as Instrument Number 20080228-0019870, Register's Office for Davidson County, Tennessee. Irene B. Langford died intestate December 24, 2009, survived by her four children, the grantors herein, her sole and only heirs at law.
>
> **THIS** is the same description as in the previous deed of record.
>
> **THIS** conveyance **INCLUDES** a 1974 Buccaneer Mobile Home, Model 260 FLR-EA Deluxe, Serial No. 574260S5722-B, size 12' x 60'.

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 hand this 19th day of April, 2014.

SIDNEY M. LANGSTON

TINA D. HOKE

DOUGLAS W. LANGSTON

CAROL G. BECKMAN

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SIDNEY M. LANGSTON, TINA D. HOKE, DOUGLAS W. LANGSTON, and CAROL G. BECKMAN**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 19th day of April, 2014.

JOCELYN WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public

My Commission Expires: 04-10-15

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$28,800.00**.

James C Hester Jr
Affiant

Subscribed and sworn to before me, this 19th day of April, 2014.

Edie E Reeves
Notary Public

My Commission Expires: 3/8/16

EDIE E. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: 03/08/2016

JWS:PS:WARRANTY DEEDS:Langston et al to Hester