BILL GARRETT, Davidson County
Trans:T20160028854 DEEDWARR
Recvd: 04/08/16 15:32 2 pgs
Fees:13.00 Taxes:18.50
20160408-0034014

This instrument prepared by:
Carrie Searcy, Attorney at Law
404 James Robertson Parkway
Suite 1814
Nashville, Tennessee 37219

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is : $5,000.00

Affiant

Subscribed and sworn before me, this 6 day of April, 2016.

Notary Public
My Commission Expires: 7-8-19

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC SHERYL ALLEN

WARRANTY DEED

Address New Owner:
Lindsey Clair Langley
112 Fern Avenue
Nashville, TN 37207

Send Tax Bills To:
Lindsey Clair Langley
112 Fern Avenue
Nashville, TN 37207

Tax Information:
Map and Parcel:
71-10-52 and
71-10-104

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt all of which is hereby acknowledged, I, **L.M. Bowden**, married, ("Grantor"), has this day bargained and sold, and does transfer and convey unto **Lindsey Clair Langley**, unmarried, ("Grantee"), her heirs and assigns, all of my right title and interest in and to the following more particularly described tract/parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Two Tracts as Follows:

Tract No 1: Being Lot No. 52 Map and Parcel 71-10 fronting 43 feet on the corner of Katie Avenue and Weakley Street; thence along the margin of Weakley Avenue 118 feet to a point; thence back to the point of beginning 118 feet.

Tract No 2: Being Lot No. 104 Map and Parcel 71-10 fronting 125 feet on Weakley Avenue at the corner of Weakley Avenue and Katie Avenue thence North 33 feet to a point; thence 135 feet to the point of beginning.

Being the same property conveyed to L.M. Bowden, by Warranty Deed from Leslie E. Smith, dated April 8, 1988 and filed of record March 14, 1990 in Book 8064, Page 521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plats, easements, and restrictions as shown of record. The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as Lots 52 and 104, part of J.B. Haynies Cumberland Heights, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heir and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2016.

L.M. Bowden

L.M. Bowden

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. M. Bowden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

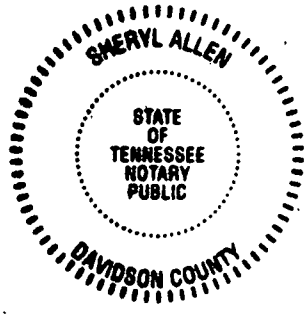
Witness my hand, at office, this 6 day of April, 2016.

Sheryl A Allen

Notary Public

My Commission Expires:

7-8-2019.



This instrument was prepared, upon information furnished by the parties, without research of the title, and of which no responsibility is assumed by the preparer.