WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160042846 DEEDWARR
Recvd: 05/23/16 09:12 2 pgs
Fees: 13.00 Taxes: 1443.00

20160523-0051083

State of Tennessee)
County of Davidson)

16-05-017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of May, 2016

Notary Public

My Commission Expires ~~07/02/18~~ 3/20/18 (AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PETER HARRAR & KATHLEEN HARRAR	Quicken Loans	72-03
(NAME) 1230 Greenfield Avenue	(NAME) 1050 Woodward Ave	309.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SABRINA LANGLOIS, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PETER HARRAR AND WIFE, KATHLEEN HARRAR**, hereinafter called the Grantee(s), 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 the easterly 60 feet front of the North part of **Lot No. 107, on the Plan of Inglewood Place,** as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID part of Lot No. 107, fronts 60 feet on the southerly side of Greenfield Avenue and runs back 180.8 feet, more or less (according to deed in Book 7191, Page 451) on the West line and 180.9 feet on the East line to a dead line in the rear on which it measures 69 feet.

BEING the same property conveyed to SABRINA S. LANGLOIS AND JACKSON H. MILLER, HUSBAND AND WIFE, by Deed from WELCOME HOME MINISTRIES, of record in Instrument No. 200050401-0035297, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY the said SABRINA S. LANGLOIS AND JACKSON H. MILLER having divorced; Marital Dissolution Agreement of record in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 09D-1708, on February 24, 2010; Jackson H. Miller having conveyed his interest to SABRINA LANGLOIS, by Quitclaim Deed of record in Instrument No. 20150424-0037002, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1230 Greenfield Avenue, Nashville, TN, 37216.**

(House Number) (Street) (City or Town) (State) (Zip)

4718

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 19th day of May, 2016.

SABRINA LANGLOIS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SABRINA LANGLOIS, UNMARRIED**, the 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 at Nashville, Tennessee, this 19th day of May, 2016.

My Commission Expires: 07/02/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON