BILL GARRETT, Davidson County
Trans:T20160075901 DEEDWARR
Recvd: 08/30/16 15:36 2 pgs
Fees:13.00 Taxes:814.00
20160830-0091025

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167842

WARRANTY DEED

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Marlene Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016.

B Hodge
NOTARY PUBLIC

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Langlois and Amanda Langlois 4359 Baton Rouge Drive Hermitage, TN 37076	New Owner 4359 Baton Rouge Dr. Hermitage, TN 37076	075 07 0 133.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARIA DENISE BROWN, AN UNMARRIED WOMAN AND CATHY ANDERSON, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **LAWRENCE LANGLOIS AND WIFE, AMANDA LANGLOIS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 100-A on the Plan of Highlands of Tulip Grove, Section 3-A, of record in Book 5210, page 229, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria Denise Brown, an unmarried woman and Cathy Anderson, an unmarried woman, as tenants in common with rights of survivorship, by Quitclaim Deed from Maria Brown, an unmarried woman, dated 11/2/2015, recorded 12/30/2015, of record in Instrument #20151230-0131002, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Maria Brown, an unmarried woman by Warranty Deed from Jason Jenks and wife, Heidi Jenks, dated 8/26/2015, recorded 9/3/2015, of record in Book 20150903-0089882, said Register's Office. Being the same property previously conveyed to Jason Jenks, unmarried by Warranty Deed from Jeremy Bockman, dated 4/6/2007, recorded 4/10/2007, of record in Instrument #20070410-0042464, said Register's Office.

The address of the herein described property is believed to be 4359 Baton Rouge Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of August, 2016.

MARIA DENISE BROWN

CATHY ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Maria Denise Brown and Cathy Anderson, 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 seal, this the 29th day of August, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18