Davidson County	DEEDWARR
Recvd: 12/05/16 15:14	3 pgs
Fees:18.00 Taxes:671.55	
20161205-0127516	

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $181,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2016.

Notary Public

My commission expires: July 6, 2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel G. Hutts **Melissa K. Hutts**	**NEW OWNERS**	**09105005500**
110 Balleroy Drive	110 Balleroy Drive	
Brentwood, TN 37027	Brentwood TN 37027	

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 IS HEREBY ACKNOWLEDGE, WE,

Ryan L. Langford, Trustee of the Ryan Lee Jackson Langford Trust, created October 6, 2016

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel G. Hutts and Melissa K. Hutts, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5 on the Plan of Section Two, Moss-Wood Subdivision, of record in Book 2900, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan L. Langford, from Mary Helen Barnes, unmarried, by Warranty Deed dated June 7, 2010, of record in Instrument No. 20100610-0044914, Register's Office for Davidson County, Tennessee. Ryan L. Langford conveyed his interest to Ryan L. Langford, Trustee of the Ryan Lee Jackson Langford Trust, created October 6, 2016, by Quitclaim Deed dated October 6, 2016, of record in Instrument No. 20161014-0108987, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 618 Ries Avenue, Nashville, TN 37209.

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 in 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 2nd day of December, 2016.

Ryan Lee Jackson Langford Trust

By: _____
Ryan L. Langford, Trustee

_____

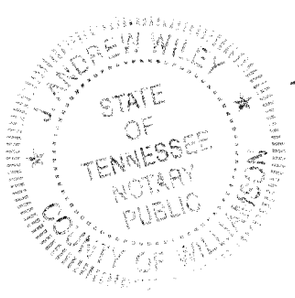
_____

_____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ryan L. Langford, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of the Ryan Lee Jackson Langford Trust, the within named bargainor and trust, and that he as such Trustee being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Ryan L. Langford, as such Trustee(or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2016.



_____
Notary Public

My Commission Expires: DEC 27 2017

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

