WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/16 11:16 2 pgs
Fees:13.00 Taxes:1685.95
20161219-0132851

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,662.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Dec., 2016

Notary Public

MY COMMISSION EXPIRES: 4-11-2020 (AFFIX SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

MST 2016-A1747

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zurich Homes, Inc. dba Zurich Nashville	Same as New Owner	11516007100
(NAME)	(NAME)	
4929 Peavine Plz Ste. 104		
(ADDRESS)	(ADDRESS)	
Crossville, TN 38571		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Langfitt & Associates, Inc., a Tennessee corporation** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zurich Homes, Inc. dba Zurich Nashville,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of West Meade Farms, Section 3 of record in Plat Book 1835, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael J. Mullen by Warranty deed from Harry Robert Payne of record in Instrument No. 20010405-0033138 Register's Office for Davidson County, Tennessee, dated March 15, 2001 and recorded on April 5, 2001. (Value of consideration shown in aforementioned deed $209,000.00.) The said Michael J. Mullen died on March 6, 2015, having probated his estate of record in Docket Number 15P668, in the Probate Court for Davidson County, Tennessee. The interest in the subject property through Tennessee operation of law will pass to the heirs of the Estate of Michael J. Mullen.

AND being the same property conveyed to Langfitt and Associates, Inc., by Warranty deed of Kevin Mullen, of record in Instrument number 20150707-0065771, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Subject to all matters shown on the Plan of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1851, Page 25, in the Register's Office for Davidson County, Tennessee.

This property, known as 180 Haverford Dr, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 13 DAY OF December, 2016.

Langfitt & Associates, Inc.

BY: Elena L Cheney President

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Elena L Cheney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, President Langfitt & Associates, Inc. the within named bargainor, a corporation, and that Elena L Cheney, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself/herself, as _____ of said corporation.

Witness my hand and official seal, this the 13th day of December, 2016

K Cloyd
Notary Public

My Commission Expires: 7-11-20

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K Cloyd
Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON