WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170039549 DEEDWARR
Recvd: 05/09/17 14:59 2 pgs
Fees:13.00 Taxes:2090.50

20170509-0046126

B-LG-17-805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harry Eldridge Traylor, II	new owner	
(NAME)	(NAME)	**082-16-0-298.00**
805 Boscobel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration. the receipt of which is hereby acknowledged, **NANCY E. LANGFORD AND TIMOTHY L. LANGFORD,** WIFE and HUSBAND, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARRY ELDRIDGE TRAYLOR, II AND JULIE BETH TRAYLOR, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 120 on the Plan of J. S. Williams Addition to Edgefield of record in Plat Book 21, Page 45, 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 Nancy E. Langford and Timothy L. Langford, a married couple by Quit Claim deed from Esther E. Davis, a single person of record in Instrument No. 20131008-0105815 Register's Office for Davidson County, Tennessee, dated October 08, 2013 and recorded on October 08, 2013.
Being the same property conveyed to Nancy Langford and Timothy Langford, wife and husband, and Esther Davis, an unmarried woman by Warranty deed from James H. Dickson and Tarama L. Walters, nka Tamara L. Dickson, husband and wife of record in Instrument No. 20120911-0082525 Register's Office for Davidson County, Tennessee, dated September 05, 2012 and recorded on September 11, 2012.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805 Boscobel Street , Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF MAY, 2017.

Nancy E. Langford by John Gleaves
Attorney in Fact

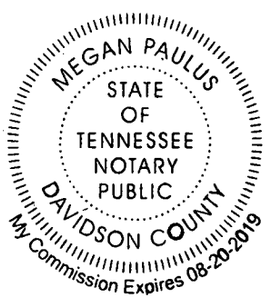
Timothy L. Langford by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NANCY E. LANGFORD AND TIMOTHY L. LANGFORD, and who acknowledged he/she/they executed the same as the free act and deed of the said NANCY E. LANGFORD AND TIMOTHY L. LANGFORD.

Witness my hand and official seal, this the 5th of May, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212