Bill Garrett Davidson County
Batch# 64894 DEEDWARR
03/05/2018 08:49:19 AM 3 pgs
Fees: $18.00 Taxes: $1,017.13

20180305-0020214

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
900 Wilshire Drive
Suite 107
Troy, MI 48084
797707 8327380
Ellen Ludorf

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Britney Ruegsegger	NAME: New Owner
STREET ADDRESS: 3722 Shane Point Place, Nashville, Tn 37211	STREET ADDRESS:
MAP & PARCEL NO.: 172160A01200CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lauren Meredith Langille, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Britney Ruegsegger, unmarried

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit "A".

This is improved property known as: 3722 Shane Point Place, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 2nd day of February, 2018.

X Lauren Meredith Langille

X _____

State of Michigan } ss
County of Oakland

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lauren Meredith Langille, a Single woman (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ELLEN K LUDORF
NOTARY PUBLIC - STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES 11/12/2023
ACTING IN THE COUNTY OF Oakland

Ellen K Ludorf
Notary Public Ellen K Ludorf
My commission expires 11-12-23

State of _____ } ss
County of _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , _____ (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 274,900.00

Subscribed and sworn to before me, this 28th day of February, 2018.

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

KGR
Affiant

VAnderson
Notary Public

FRS File No.: 797707 Customer File No.: 8327380 Lauren Meredith Langille

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Revision to Shane Point, of record in Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Lauren Meredith Langille, a single woman by Warranty Deed from an Individual Protected by Order of Protection Affidavit recorded on August 10, 2016, of record in Instrument No. 20160810-0083208, Register's Office for Davison County, Tennessee.