Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-NA-16-465

Bill Garrett Davidson County
Batch# 79380 DEEDWARR
04/10/2018 01:52:27 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20180410-0033794

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, Noe, & Newcomb
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Jerry P. Langford

TO: Nicholas Gowen, Mark Franklin Stanley, Jr.,
& Gregory G. Gowen
12700 Foxridge Lane, Apt. D
Blacksburg, VA 24060

MAP & PARCEL:
142-02-0-254.00; 142-02-0-255.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jerry P. Langford, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Nicholas Gowen and Mark Franklin Stanley, Jr., married to each other, and Gregory G. Gowen, a married person, tenants in common with right of survivorship, Grantees herein, their heirs, successors and assigns, the following described property:

As to Lot 306 (465 Saddle Drive)
Being Lot No. 306 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 306 fronts 84.7 feet on the northerly line of Saddle Drive and runs back between lines 191.4 feet on the easterly line and 243.1 feet on the westerly line to a broken line in the rear, one segment being 72.63 feet and the other segment being 166.3 feet.

As to Lot 305 (476 Saddle Drive)
Being Lot No. 305 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, described as follows:
Lot No. 305 which fronts 48.74 feed on the northerly margin of Saddle Drive and runs back between lines 243.1 feet on the easterly line and 225.0 feet on the southwesterly line to a broken dead line in the rear on which it measures 255.88 feet.

As to Lot 306
Property conveyed to Jerry P. Langford from Betty J. Langford by Quitclaim Deed dated July 24, 1991 and recorded March 13, 1992 of record in Book 8574, page 92, Register's Office of Davidson County, Tennessee.

As to Lot 305
Property conveyed to Jerry P. Langford from Betty J. Langford by Quitclaim Deed dated November 20, 1990 and recorded December 3, 1990 of record in Book 8247, page 794, Register's Office of Davidson County, Tennessee.

As to Both Lots
Property conveyed to Jerry P. Langford and wife, Betty J. Langford, from James E. Patterson and wife, Evelyn Patterson by Warranty Deed dated December 6, 1978 and recorded January 16, 1979 of record in Book 5385, page 830, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2018 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This

conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Walnut Hills Manor, Section 1, of record in Book 4460, page 108, Register's Office of Davidson County, Tennessee; any portion of the property lying within the boundaries of the public roads and right of ways; and all other matters of record.

This is unimproved property known as 465 and 476 Saddle Drive, Nashville, TN 37221, and these are the same descriptions as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 6 day of April, 2018.

Jerry P. Langford

STATE OF FLORIDA

COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jerry P. Langford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 6 day of April, 2018.

Donna Morris Wineriter
NOTARY PUBLIC

My commission expires: 2/22/2022

DONNA MORRIS WINERITER
Notary Public, State of Florida
Commission# GG 188823
My comm. expires Feb. 22, 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

SWORN to and subscribed before me,

this the 9th day of April, 2018.

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

NOTARY PUBLIC

My commission expires: 7/6/20