Karen Johnson Davidson County
Batch# 240007 DEEDWARR
06/06/2019 12:48:54 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20190606-0054265

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of MAY, 2019.

Carmen Coats
Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Richard Langley and Ann Weber Langley	M^c LEAN MORTGAGE CORP	**062-13-0-107.00**
4019 Moss Rose Drive	11325 RANDOM HILLS RD #400	
Nashville, TN 37216	FAIRFAX, VA 22030	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
MICHAEL SKIPPER an unmarried man

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

Matthew Richard Langley and Ann Weber Langley, husband and wife x MRL x

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Moss Rose Heights Subdivision, Section No. 2, Extended, of record in Plat Book 1424, Page109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL SKIPPER, AN UNMARRIED MAN AND SARAH KELLEY, AN UNMARRIED WOMAN, by deed from KAREN HILTON, A MARRIED WOMAN, of record in Instrument No. 20071029-0127668, dated October 25, 2007, said Register's Office.

Being the same property conveyed to MICHAEL SKIPPER an unmarried man, by quitclaim deed from MICHAEL SKIPPER, AN UNMARRIED MAN AND SARAH KELLEY, AN UNMARRIED WOMAN, of record in Instrument No. 20150825-0086094, dated August 5, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4019 Moss Rose Drive, Nashville, TN 37216.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 30th day of May, 2019.

MICHAEL SKIPPER

State of Tennessee)

County of Davidson)

On this 30th day of May, 2019, before me personally appeared, **MICHAEL SKIPPER, an unmarried man** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 8-20-2019

Notary Public

