File 33056-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 380733 DEEDWARR
04/02/2020 08:59:04 AM 2 pgs
Fees: $13.00 Taxes: $836.20

20200402-0035273

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$226,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2020.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David W. Langgle-Martin **Elizabeth Langgle-Martin**	**Mortgage Investors Group**	**029-00-0-023-00/029-00-0-022-0**
4044 Bernard Road	**8320 E. Walker Springs Lane, Ste 200**	
Joelton, TN 37080	**Knoxville, TN 37923**	

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, WE,

Kari E. Huskey, an unmarried woman

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

David W. Langgle-Martin and Elizabeth Langgle-Martin, husband and wife

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

Property located in the 1st Councilmatic District of Davidson County, Tennessee and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146 as follows:

Beginning at a point in the center line of Bernard Road being the South West corner of this tract; thence North 03 degrees 52 minutes 30 seconds West passing a set iron rod at 15 feet and continuing a total distance of 330.00 feet to a set iron rod in the South line of Alvin F. Kolz (Instrument 20080805-0080544, R.O.D.C.), said iron rod being South 03 degrees 52 minutes 30 seconds East 3.91 feet from an existing angle iron; thence with said Alvin F. Kolz North 85 degrees 41 minutes 37 seconds East a distance of 198.07 feet to an existing axle and common corner to Connie Steimle (Deed Book 5438, Page 7, R.O.D.C.); thence with said Steimle South 04 degrees 08 minutes 46 seconds East a distance of 110.08 feet to an existing iron rod; thence South 04 degrees 11 minutes 01 seconds East a distance of 92.16 feet to an existing iron rod; thence South 86 degrees 31 minutes 24 seconds West a distance of 35.18 feet to an existing iron rod; thence South 03 degrees 16 minutes 53 seconds East passing an existing iron rod at 113.92 feet and continuing for a total distance of 128.68 feet to a point in the center line of Bernard Road; thence with said center line South 85 degrees 50 minutes 04 seconds West a distance of 162.57 feet to the point of beginning, having an area of 61035.7 square feet, 1.40 acres more or less.

Being a composite description of the property described in Deed Book 6516, Page 110 and part of the property described in Deed Book 9766, Page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kari E. Huskey, an unmarried woman, by Deed dated February 13, 2012, from Gloria Faye Arrington, unmarried, of record in Instrument No. 20120215-0013077, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) Subject to the right-of-way of Bernard Road. 2) Subject to a loft easement for a right-of-way or ingress and egress as set out in the Deed in Book 3074, Page 415, Register's Office of Davidson County, Tennessee. 3) Current taxes prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4044 Bernard Road, Joelton, TN 37080**

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 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 **31st** day of **March, 2020.**

Kari E. Huskey

Kari E. Huskey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kari E. Huskey,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2020.**

Colleen Walters

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON