Karen Johnson Davidson County
Batch# 380781 DEEDWARR
04/02/2020 09:57:29 AM 2 pgs
Fees: $13.00 Taxes: $933.01
20200402-0035341

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$252,165.00**

Affiant

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

Notary Public

My commission expires:

(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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
Christopher Daniel Hajeck	NEW OWNER	**Map 043-02-0 Parcel 027.00**
955 Snow Avenue		
Madison, TN 37115		

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,

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

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

Christopher Daniel Hajeck , unmarried

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:

Land in Davidson County, Tennessee, being part of the unnumbered tract, part of Lot No. 1, and part of Dortch Avenue as shown on the Map of showing the subdivision of Lot No. 27 and part of Lot No. 29 in the Dixie Pure Foods Company's Subdivision, of record in Book 943, Page 52, Register's Office for said county, described according to survey by John Kohl, Surveyor, dated February 28, 1969, as follows:

Beginning at a point in the westerly margin of Snow Avenue, being northerly 301 feet, more or less, from the northwesterly corner of the intersection of Park Avenue and Snow Avenue; thence South 86 deg. 20 min. West 300 feet to a point; thence North 2 deg. 20 min. West 100 feet to a point; thence North 86 deg. 20 min East 300 feet to a point in the westerly margin of Snow Avenue; thence with the margin of said Avenue South 2 deg. 20 min. East to the point of beginning.

Being the same property conveyed to David Langgle-Martin and Elizabeth Langgle-Martin, husband and wife, by Deed dated March 30, 2016 from Eric Sox, a married man and George Brandt, a married man, of record in Instrument No. 20160404-0031878, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 843, Page 52, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **955 Snow Avenue, Madison, TN 37115**

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.**

David Langgle-Martin

Elizabeth Langgle-Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Langgle-Martin and Elizabeth Langgle-Martin,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF
WILL

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.