WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 10th day of October, 2012.

Lynn J. Babcock
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1-29-13

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond L. Langton	NEW OWNER	131-06-0-D-544.00CO
(NAME)	(NAME)	
544 Belair Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120077649 DEEDWARR
Recvd: 10/12/12 10:20 2 pgs
Fees:13.00 Taxes:1091.50
20121012-0093566

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Patrick J. Monahan and wife, Judith B. Monahan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Raymond L. Langton, a single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 544 of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in *Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing* Burton Hills Townhomes, Village of Belair, Phase I of record in Book 6690, page 70, as amended at Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 9398, page 43 and in Instrument No. 20010627-0068123, rerecorded in Instrument No. 20050708-0079325, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws of record in Book 6690, page 119, and as amended in Book 6911, page 827 and in Instrument No. 200310160-153582, for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit 'A" of the Fourth Amendment to Master Deed in Book 6962, Page 325; together with a percentage interest in the common elements and voting percentage to said Master Deed.

Being the same property conveyed to Patrick J. Monahan and wife, Judith B. Monahan by Deed from Betty Blythe Wilson, Trustee under the Betty Blythe Wilson Trust, dated September 13, 1996 and Betty Blythe Wilson, Individually of record at Instrument No. 20050613-0067050, Register's Office for Davidson County, Tennessee, dated June 8, 2005.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 544 Belair Way, Nashville, Tennessee 37215

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, their heirs and assigns forever; and we do covenant with 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 10th day of October, 2012.

Patrick J. Monahan, by Tonna Heath, Attorney in Fact
Patrick J. Monahan
By Tonna Heath, Attorney in Fact

Judith B. Monahan, by Tonna Heath, Attorney in Fact
Judith B. Monahan
By Tonna Heath, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tonna Heath, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Patrick J. Monahan and Judith B. Monahan, and that she is authorized by Patrick J. Monahan and Judith B. Monahan, to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, Tennessee, this 10th day of October, 2012.

Notary Public

My Commission expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County