BILL GARRETT, Davidson County
Trans:T20140067169 DEEDQC
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THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North Suite 300
Nashville, TN 37201-1638

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #S:
JOHN LANGHAM, IV 2704 West Linden Ave. Nashville, TN 37212	Same	117030B20700CO 10415013400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

JOHN LANGHAM, IV

SUBSCRIBED AND SWORN to before me, Stephen L Meyer by JOHN LANGHAM, IV this 15th day of August, 2014.

Stephen L Meyer
Notary Public
My Commission Expires: 3-6-18

STEPHEN L MEYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Whereas, Gerry Langham owned certain real property in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein;

Whereas, Gerry Langham died testate and devised said property to John Langham, IV; and

Whereas, the parties wish to document this transfer;

Now, therefore, pursuant to the Last Will and Testament of Gerry Langham duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 10P-1382, JOHN LANGHAM, IV, EXECUTOR OF THE ESTATE OF GERRY LANGHAM, hereinafter "Grantor," does hereby transfer, convey and quitclaim all of Grantor's right, title and interest in the property described on Exhibit A attached hereto and incorporated herein by reference to JOHN LANGHAM, IV, his heirs and assigns.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15th day of August, 2014.

ESTATE OF GERRY LANGHAM

By: John Langham IV
JOHN LANGHAM, IV, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephen L Meyer, a Notary Public in and for said County and State, JOHN LANGHAM, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of the Estate of Gerry Langham and that as such Executor he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 15th day of August, 2014.

STEPHEN L MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Stephen L Meyer
Notary Public
My Commission Expires: 3-6-18

EXHIBIT A

PARCEL ID #: 117030B20700CO

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. N-1, Parcel No. 207, in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Margaret Oakes by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5501, page 331, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, page 665, said Register's Office for Davidson County, Tennessee; and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, page 708, said Register's office, and a Deed of Correction in Book 5487, page 967, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out as provided in said Master Deed and exhibits appended thereto reference to which is here made.

Being the same property conveyed to Gerry Langham by deed of record in Book 7377, Page 995, R.O.D.C.

The property address is 2601 Hillsboro Pike #N-1, Nashville, TN 37212.

PARCEL ID #: 10415013400

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

The westerly half of Lot No. 10 on the Map of Sunset Park as of record in Book 332, page 132, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 10 fronts fifty (50) feet on the northerly side of West

Linden Avenue formerly Sunset Avenue and runs back 162.9 feet on the easterly line and 163 feet more or less on the westerly line to a dead line and measuring fifty (50) feet on said line.

Being the same property devised to Gerry Langham and John Langham, IV by the Last Will and Testament of John Langham of record in Will Book 1714/31473 and duly admitted to probate in Docket No. 01P-375.

This is improved property known as 2704 West Linden Avenue, Nashville, Tennessee 37212.