BILL GARRETT, Davidson County
Trans:T20170010681 DEEDWARR
Recvd: 02/06/17 09:30 3 pgs
Fees:18.00 Taxes:2164.50
20170206-0012145

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 3rd day of February, A.D., 2017, by and between

Timothy Langan Jr. and wife, Iveta Langan

First Parties, and

Lexicon Government Services, LLC, a Florida Limited Liability Company
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 379 OF HORIZONTAL PROPERTY REGIME OF 4TH AND MONROE, 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 HORIZONTAL PROPERTY REGIME OF 4TH AND MONROE OF RECORD IN INSTRUMENT NUMBER 20070619-0073328, AS AMENDED AND RESTATED IN INSTRUMENT NO. 20120824-0076410, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY LANGAN JR. AND WIFE IVETA LANGAN BY SPECIAL WARRANTY DEED FROM NASHTEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON DECEMBER 26, 2013 OF RECORD IN INSTRUMENT NO. 20131226-0129727, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Lexicon Government Services, LLC
815 S. Main Street
Jacksonville, FL 32207

RESPONSIBLE TAXPAYER:
New Owners

CLT # 082090Q37900CO

MR-LX-284958

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Timothy B Langan Jr.
Timothy Langan Jr.

× Iveta Langan
Iveta Langan

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Timothy Langan Jr. and wife, Iveta Langan , 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, at office, this 20 day of September, 2016.

✓Merridee Isabell Notary Public

My Commission Expires: July 3, 2017

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 585,000.00. Affiant

Subscribed and sworn to before me this 3rd day of February, 2017.

My Commission Expires: 4/21/2020 Kayla Tabor

MERRIDEE ISABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MERRIDEE ISABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

LEGAL DESCRIPTION

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 379 OF HORIZONTAL PROPERTY REGIME OF 4TH AND MONROE, 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 HORIZONTAL PROPERTY REGIME OF 4TH AND MONROE OF RECORD IN INSTRUMENT NUMBER 20070619-0073328, AS AMENDED AND RESTATED IN INSTRUMENT NO. 20120824-0076410, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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