BILL GARRETT, Davidson County
Trans:T20170058467 DEEDWARR
Recvd: 07/10/17 09:44 2 pgs
Fees:13.00 Taxes:1165.50
20170710-0068795

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1126**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/07/2017**, by and between **John R Yeager and wife, Arleen Yeager**, parties of the first part, and **Dr. Phyllis A. Langton, Revocable Trust**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 116 together with Carport "H" and the appurtenant interest in the common elements of Windson Terrace Condominiums, Phase One, of record in Book 7150, Page 968, as "Exhibit C" to the Master Deed which establishes said condominium of record in Book 7150, page 921, as amended, the site plan being originally of record in Book 6250, page 869, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jon R. Yeager and wife, Arleen Yeager by Warranty Deed from Carol D. Abeyta, dated 06/14/2013, of record in Instrument No. 20130621-0063993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All Restrictions and Easements of record.

Parcel ID # **143 1 A 116CO**

☒ Improved **116 Windsor Terrace Dr, Nashville, TN 37221**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John R Yeager

Arleen Yeager

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John R Yeager and Arleen Yeager** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 7th day of July, 2017..

Notary Public

My Commission Expires: 5/3/2021

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Owner's Name: **Dr. Phyllis A. Langton, Revocable Trust**

and Address: **116 Windsor Terrace Dr, Nashville, TN 37221**

Mail tax bills to SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$315,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 7th day of July, 2017..

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM