WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 15, 2018

Bill Garrett Davidson County
Batch# 39946 DEEDWARR
12/20/2017 02:12:57 PM 2 pgs
Fees: $13.00 Taxes: $1,378.62

20171220-0129662

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sue Chaney Gilmore	Same As New Owner	Map 131-6D
(NAME)	(NAME)	
544 Belair Way		Parcel 544.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin Andrew Langton, Executor of the Estate of Raymond L. Langton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sue Chaney Gilmore,** 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:

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 Raymond L. Langton, a single man by Warranty Deed from Patrick J. Monahan and wife, Judith B. Monahan, filed for record on October 12, 2012 as Instrument No. 20121012-0093566, Register's Office for Davidson County, Tennessee. Raymond L. Langton died October 18, 2017, testate, and his will is being Probated in Chancery Court for Williamson County, Tennessee in Docket No. P9422. Letters of Testamentary appointed Kevin Langton as Executor of the Estate of Raymond L. Langton. Kevin Andrew Langton and Kevin Langton are one and the same.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 544 Belair Way, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 15th day of December, 2017.

Kevin Andrew Langton, Executor

Kevin Andrew Langton, Executor

ACKNOWLEDGMENT

State of North Carolina
County of Wake

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Kevin Langton**., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Executor for the Estate of Raymond L. Langton**, and who further acknowledged that he is authorized to sign as Executor of the Estate.

WITNESS my hand and seal this 15th day of December, 2017.

Dalila Estrada Leon
Notary Public

My Commission Expires: 8/08/2022

File No.: 38375

DALILA ESTRADA LEON NOTARY PUBLIC WAKE COUNTY, NC COM. EXP. 08-08-2022