THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24391

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **290,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley Langdon	New owner	MAP
8161 Settlers Way		PARCEL 126-15-0A-176.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	((ZIP)	

Bill Garrett Davidson County
Batch# 62341 DEEDWARR
02/26/2018 10:52:25 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180226-0017747

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carlos A. Medina and wife, Lauren B. Medina (formerly Lauren B. Woodworth)**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelley Langdon and Thomas Langdon, wife and husband**

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:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Section Four, Boone Trace at Biltmore of record in Plat Book 9700, Page (s) 932 and 933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carlos A. Medina and Lauren B. Woodworth, both unmarried, as joint tenants with rights of survivorship by Warranty deed from Antonio DiGiandomenico and Kimberly DiGiandomenico, husband and wife of record in Instrument No. 20100323-0021530 Register's Office for Davidson County, Tennessee, dated March 09, 2010 and recorded on March 23, 2010. Lauren B. Woodworth is now known as Lauren B. Medina and is now the, spouse of Carlos A. Medina.

THIS CONVEYANCE IS SUBJECT TO: (1) Real Property Taxes for the year 2018, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 932 and 933; (3) Subject to all matters shown on the Plan of record in Plat Book 6900, Page 470; (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657, Book 9342, page 312, re-recorded in Book 9735, page 931, amended in Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832; (5) Charter of Boone Trace Homeowners' Association of record in Book 9607, Page 534; (6) Easements of record in Book 8992, Page 62 and Book 9665, Page 420: (7) Quitclaim Deed of record in Instrument Number 20011119-0126831; (8) Easement of record in Book 756, Page 142; (9) Easement to Harpeth Valley Utility District of record in Instrument Number 20040204-0013636; (10) Subject to rights of others in and to the common areas and/or elements ;(11) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8161 Settlers Way; Nashville, TN 37221.**

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 our hands this the 23rd day of February, 2018.

Carlos A. Medina

Carlos A. Medina

Lauren B Medina

Lauren B. Medina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carlos A. Medina** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of February, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren B. Medina** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of February, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public