THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24593

Return to:
BridgeTrust Title Group
1717 Alliant Ave - Suite 5
Y299

Bill Garrett Davidson County
Batch# 87016 DEEDWARR
05/01/2018 10:38:20 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180501-0040967

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2018.

Regina E. Harris
Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

REGINA E. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Blair Holland	Ascend Federal Credit Un	MAP
436 Westfield Drive	PO Box 1210	PARCEL 128-13-0A-436.00-CO
Nashville, TN 37221	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Mark C. Langham, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christian Blair Holland, unmarried**

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 tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being Apartment Unit No. 436 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed from George Gianikas, Trustee, to Mark C. Langham and wife, Barbara E. Langham, by Warranty Deed dated October 30, 1987, of record in Book 7394, Page 797, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Barbara E. Langham, to Mark C. Langham, by Quitclaim Deed dated May 12, 1993, of record in Book 8965, Page 431, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Mark C. Langham, to Mark C. Langham, and Edward Carlile Langham, Sr. and Bertha Morgan Langam, by Quitclaim Deed dated July 20, 1994, of record in Book 9413, Page 152, in the Register's Office of Davidson County, Tennessee.

See Affidavit of Heirship for Bertha Morgan Langham a/k/a Bertha Morgan Langram and Bertha Morgan Langam of record in Instrument No. 20180501-0040965; and Affidavit of Heirship for Edward Carilie Langham, Sr. a/k/a Edward Carlile Langham, Sr., , of record in Instrument No. 20180501-0040966, in the Register's Office of Davidson County, Tennessee.

For further reference Mark C. Langham is the sole beneficiary of the Estate of Edward C. Langham, Jr., as set out in the Last Will and Testament of Edward C. Langham, Jr., in the Probate Court for Davidson County, Tennessee, at Nashville, Tennessee, No. 16P1273.

Gini Langham, joins in this conveyance to convey any and all interest she may have in the subject property as the spouse of Mark C. Langham.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **436 Westfield Drive, 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 hand(s) this the 27th day of April, 2018.

Mark C. Langham

Mark C. Langham

Gini Langham

Gini Langham

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mark C. Langham** 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 27th day of April, 2018.

My Commission expires: March 3, 2020

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gini Langham** 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 for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2018.

My Commission expires: March 3, 2020

Notary Public