THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616627**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,750.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2018. Notary Public My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Bill Garrett Davidson County
Batch# 111341 DEEDWARR
07/02/2018 10:18:52 AM 2 pgs
Fees: $13.00 Taxes: $986.98

20180702-0063718

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tracy Langston and Sarah Kristin Langston 1061 General George Patton Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-09-0D-128.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ben Nanney and Jessica Nanney, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracy V. Langston and Sarah Kristin Langston, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1061, together with the carport designated as 1061-C, on the Horizontal Property Regime for River Plantation Section Six Phase One, as recorded in the Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172 and as shown on plat of record in Plat Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to BEN NANNEY and JESSICA NANNEY, husband and wife, by deed from DAVID CURTIS and wife, JOELL C. CURTIS, of record in Instrument No. 20141001-0090623, dated September 22, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 142-09-0D-128.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, pages 359 and 360, said Register's Office.

Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172, said Register's Office.

Easements, assessments and special assessments as contained in Master Deed of record in Book 5794, page 526, said Register's Office.

This is improved property located at 1061 General George Patton Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2018.

Ben Nanney

Jessica Nanney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ben Nanney and Jessica Nanney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2018.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018