STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 112292 DEEDWARR
07/03/2018 11:20:07 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20180703-0064421

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-21-18

Notary Public
MY COMMISSION EXPIRES:
File No. G18-2332

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ron Wills (NAME)	New Owner (NAME)	75-6-A-59 CO
242 W. Main St, Suite #120 (STREET ADDRESS)	242 W Main St #120 (STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Hendersonville TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robert F. Langford, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ron Wills, a married man,** 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 Unit A, Lot 30, of Phase 4, Hermitage Villa Condominiums, as created under Title 66, Sections 2701 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Book 6623, page 595, said Register's Office, to which plan reference is made for a more complete description of said unit, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as defined in the said Master Deed and By-Laws for Hermitage Villa Condominiums.

Being the same property conveyed to Robert F. Langford by Deed dated August 26, 2002 from Glenda W. Jordan, recorded August 30, 2002, in Instrument Number 20020830-0105339, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 3924, page 24, Book 3460, page 583 and Book 3952, page 881, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hermitage Villa Condominiums and recorded in Book 6623,, page 595, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4257 Nepal Drive, Nashville, TN 37076.

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. Whenever 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 hand(s) this 29th day of June, 2018.

Robert F. Langford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2018, before me personally appeared Robert F. Langford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or person's) free act and deed.

Witness my hand, at office, this 29th day of June, 2018.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066