Bill Garrett Davidson County
Batch# 128868 DEEDWARR
08/14/2018 11:53:19 AM 2 pgs
Fees: $13.00 Taxes: $1,320.90

20180814-0080247

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $357,000.00

x _____
Affiant

Subscribed and sworn to before me, this 13th day of August, 2018.

_____
Notary Public

My commission expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wesley T. Langlois	**CapStar Bank**	**Map/Parcel 117-07-0-F-031.00CO**
3415 Golf Club Lane	**2002 Richard Jones Rd., Ste. 300A**	
Nashville, TN 37215	**Nashville, TN 37215**	

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 HEREBY ACKNOWLEDGED, I, **Jeffrey S. Lodge, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley T. Langlois, 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 apartment in Davidson County, TN, described as Unit No. 31 of Brighton Court Condominium, a Condominium, a Horizontal Property Regime, located on Golf Club Lane, Nashville, TN, as shown on the plat established by the Condominium Site Plat attached as Exhibit "D" to the Master Deed of record in Book 6629, page 532 as amended in Book 6912, page 163 and supplemented in Book 6912, page 158, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set for in said Master Deed, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co- owners and tenants of Brighton Court Condominium; Condominium Apartments contained in the Master Deed recorded in Book 6629, page 532 as amended in Book 6912, page 163 and supplemented in Book 6912, page 158, and By-Laws recorded in Book 6629, page 564 as amended in Book 10364, page 141, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jeffrey S. Lodge, married, by Warranty Deed, from Christy A. Coleman, an unmarried woman, dated May 9, 2005, of record in Instrument No. 20050518-0056190, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Jeffrey S. Lodge, by Quitclaim Deed, pursuant to a Final Decree of Divorce Docket No. 30953, from Virginia Collier Powell Lodge, dated January 20, 2006, of record in Book 20060228-0022792, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any. Master Deed of record in Book 6629, Page 532, amended in Book 6912, Page 158 and Book 6912, Page 163, Register's Office for DAVIDSON County, Tennessee. By laws of record in Book 6629, Page 564, amended in Book 10364, Page 141, Register's Office for DAVIDSON County, Tennessee. Charter for HOA of record in Book 6965, Page 624 and Book 7936, Page 335, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Book 6434, Page 578, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3415 Golf Club Lane, Nashville, TN 37215.

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 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 hand(s) this 13th day of August, 2018.

Jeffrey S. Lodge

*I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jeffrey S. Lodge, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2018.

Notary Public

My Commission Expires:_____

File #: **180339JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021