Karen Y Johnson Davidson County
Batch# 172480 DEEDWARR
12/11/2018 08:38:42 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20181211-0120307

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2018.

Notary Public
My Commission Expires: _____

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Wallace Diefenbach 116 Windsor Terrace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143-01-0A-116.00 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, **Dr. Phyllis A Langton, Trustee of the Dr. Phyllis A Langton Revocable Trust Agreement, dated May 1, 2001, amended October 14, 2015,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Wallace Diefenbach, married**, ("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. 116, together with Carport "H" on the Horizontal Property Regime for Windsor Terrace Condominiums, as recorded in the Master Deed of record in Book 7150, page 921, amended in Book 7729, page 206 and as shown on plat of record in Plat Book 6250, page 869, 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 DR. PHYLLIS A. LANGTON REVOCABLE TRUST, by deed from JOHN R. YEAGER AND WIFE, ARLEEN YEAGER, of record in Instrument No. 20170710-0068795, dated July 7, 2017, said Register's Office.

Last Deed of record erroneously vested title in the name of the Trust rather than the Trustee.

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. 143-01-0A-116.00 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 6250, page 869, said Register's Office.

Master Deed of record in Book 7150, page 921 and amended in Book 7729, page 206, said Register's Office.

This is improved property located at 116 Windsor Terrace Drive 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 7th day of December, 2018.

Dr. Phyllis A Langton Revocable Trust

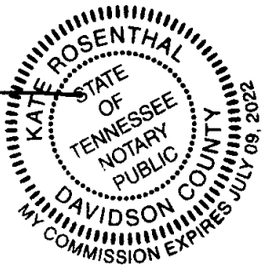
Dr. Phyllis A. Langton
BY: Dr. Phyllis A Langton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dr. Phyllis A Langton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Dr. Phyllis A Langton is the Trustee of The Dr. Phyllis A Langton Revocable Trust Agreement, dated May 1, 2001, amended October 14, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of December, 2018.

Kate Rosenthal
Notary Public



My Commission Expires: _____