This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $457,050.00

Affiant

Subscribed and sworn before me this the 7th day of June, 2019.

Notary Public
My commission expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Karen Johnson Davidson County
Batch# 242393 DEEDWARR
06/12/2019 10:08:54 AM 2 pgs
Fees: $13.00 Taxes: $1,691.08

20190612-0056328

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benson Langille 306B Manchester Ave. Nashville, TN 37206	SAME	083-02-0C 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RACHEL TAYLOR F/K/A RACHEL YOST, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENSON LANGILLE AND BRITTANY ANN LANGILLE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, 306 Manchester Avenue Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20140218-0013583, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Rachel Yost, an unmarried woman, by deed from Echo Five, LLC, a Tennessee limited liability company, dated 09/29/2014, of record in Instrument No. 20141006-0092443, said Register's Office.

The said Rachel Yost and Rachel Taylor are one in the same person.

Jared Taylor, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 306B Manchester Ave., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

R.T. RT

Witness my hand this the 7th day of June, 2019.

Rachel Taylor f/k/a Rachel Yost

Jared Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rachel Taylor f/k/a Rachel Yost and Jared Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2019.

My commission expires: 9-6-22

Notary Public

