Karen Johnson Davidson County
Batch# 248422 **DEEDWARR**
06/25/2019 02:53:00 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20190625-0061497

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-RD-19-2601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Roy W. Dotson and Surene Dotson	**NEW OWNER**	
(NAME)	(NAME)	**117-03-0B-207.00-CO**
2601 Hillsboro Pk. N-1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN LANGHAM, IV, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROY W. DOTSON AND SURENE DOTSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Unit No. N-1, Parcel No. 207, in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to John Langham IV by Executor's Quitclaim deed from John Langham IV, Executor of the Estate of Gerry Langham of record in Instrument No. 20140909-0082645 Register's Office for Davidson County. Tennessee, dated August 15, 2014 and recorded on September 09, 2014.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 154 and Book 5200, Page 201, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Villager Condominium of record In Book 5434, Page 665 with Deed of Correction for Master Deed of Villager Condominium recorded in Book 5487, Page 967 and Rules and Regulations of Villager Condominium recorded as Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee.
- Charter of Villager Homeowners Association, Inc. of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee.
- First Amendments to the By-Laws of the Villager Homeowners Association, Inc. of record in Instrument Number 20080416-0038631, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way Granted to State of Tennessee of record in Book 4804, Page 424, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130916-0097052, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2601 Hillsboro Pk. N-1, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF JUNE, 2019.

John Langham, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN LANGHAM, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212