WARRANTY DEED

File #19242

Karen Johnson Davidson County
Batch# 248606 DEEDWARR
06/26/2019 09:18:23 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20190626-0061781

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$330,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew L. Lang and Linda A. Lang	Andrew L. Lang and Linda A. Lang	-128-12-0A-016.00-CO
(NAME) 320 Old Hickory Blvd., Apt. 301	144 Tunnel Rd.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) White Salmon, WA 98672	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Eveleigh Byers Wagner, a married woman** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew L. Lang and Linda A. Lang, husband and wife**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 16, Building 3, Section III, Phase IA, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, as established under Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended by supplement No. 2 to the Master Deed, of record in Instrument No. 20020304-0026998, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Eveleigh Byers Wagner, a single woman by Warranty deed from Matthew R. Fosnot, unmarried, and Jennifer N. Fosnot n/k/a Jennifer Neil Gray, unmarried of record in Instrument No. 20150505-0041095 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 05, 2015.

The said Eveleigh Byers Wagner having since married. John William Melick her husband, hereby joins in the execution of this instrument to convey any and all martial rights he may have in subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as **320 Old Hickory Blvd., Apt. 301, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 24th day of June, 2019.

Eveleigh Byers Wagner

John William Melick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Eveleigh Byers Wagner**, and **John William Melick** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires AUG 4 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027