THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 287,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2020. Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly J. Langford		MAP
101 Newsom Green	New owner	PARCEL 142-07-0C-094.00-CO
Nashville, TN 37221		
(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, **Shawn Betterton Pelletier, Executrix for the Estate of Bob Whelan Betterton**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beverly J. Langford**

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:

Land in Davidson County, Tennessee, being Unit No. 94 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (T.C.A. SS 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennesse, including with limitation the Bylaws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green of record in Book 7482, page 312 and Instrument No. 20111101-0084880, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said unit;

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Bob Betterton by Warranty Deed from Estate of Donn Martin Smith of record in Instrument No. 2014031-0068121, Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 31, 2014. The said Bob Betterton aka Bob Whelan Betterton died on August 22, 2019. His estate of record in Case No. 19P1733, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **101 Newsom Green, Nashville, TN 37221.**

Karen Johnson Davidson County
Batch# 342812 DEEDWARR
01/14/2020 09:10:23 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20200114-0004793

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 our hand(s) this the 7th day of January, 2020.

Shawn Betterton Pelletier

Shawn Betterton Pelletier

Robert Whelan Betterton by Shawn Betterton Pelletier, Attorney in Fact

Robert Whelan Betterton by Shawn Betterton Pelletier, Attorney in Fact

John Thomas Betterton by Shawn Betterton Pelletier, Attorney in Fact

John Thomas Betterton by Shawn Betterton Pelletier, Attorney in Fact

Paul Michael Betterton by Shawn Betterton Pelletier, Attorney in Fact

Paul Michael Betterton Betterton by Shawn Betterton Pelletier, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shawn Betterton Pelletier** 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 acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of January, 2020.

My Commission expires March 3. 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shawn Betterton Pelletier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Robert Whelan Betterton** , as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 7th day of January, 2020.

My Commission expires March 3. 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shawn Betterton Pelletier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **John Thomas Betterton** , as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 7th day of January, 2020.

My Commission expires March 3. 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shawn Betterton Pelletier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Paul Michael Betterton** , as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 7th day of January, 2020.

My Commission expires March 3. 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public