THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233474** Karen Johnson Davidson County Batch# 628247 **DEEDWARR** 05/04/2021 10:17:01 AM 2 pgs Fees: $13.00 Taxes: $8,695.00 20210504-0059512	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner: Benjamin Whitman Mayo 126 Gilman Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 05 0 049.00

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, **Justin Langan and Leslie Langan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Whitman Mayo and Allison Bohan Mayo, Trustees of the Mayo Family Revocable Living Trust, dated September 27, 2019** ("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 Lot No. 12, Block H on the Plan of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2 BLOCKS E, F, G, H, & K of record in Plat Book 1130, Pages 71 and 72, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin Langan and Leslie Langan, husband and wife, by Warranty Deed from Allentown Investment, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170703-0066997, in the Register's Office of Davidson County, Tennessee, dated June 29, 2017 and recorded on July 03, 2017.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2 BLOCKS E, F, G, H, & K , as recorded in Plat Book 1130, Page(s) 71 and 72.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1300, Page 397; Book 1303, Page 693 and Book 1361, Page 210.

This is improved property located at 126 Gilman Avenue Nashville TN 37205

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 3rd day of May, 2021.

Justin Langan

Leslie Langan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Langan and Leslie Langan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2021.

Notary Public
My Commission Expires: _____

