WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/12 14:23 3 pgs
Fees:18.00 Taxes:1350.50
20120816-0073605

R-VRES-12-456

VIRGINIA
STATE OF ~~Tennessee~~
COUNTY OF ~~Davidson~~ Loudoun

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HSIN CHOU
Commonwealth of Virginia
Notary Public
Commission No. 280857
My Commission Expires 3/31/2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher E. Mandel	Christopher E Mandel (NAME)	
456 Summit Oaks Drive	456 Summit Oaks Dr (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville TN 37221 (CITY) (STATE) (ZIP)	128-16-B-29.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JULIA BLAIR ANDERSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER E. MANDEL AND MARY ANNE MANDEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE PLAN OF PHASE TWO, SUMMIT OAKS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20040112-0004661, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JULIA BLAIR ANDERSON, UNMARRIED BY WARRANTY DEED FROM FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20051028-0130734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 21, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20040112-0004661; INSTRUMENT NUMBER 20020131-0013598; INSTRUMENT NUMBER 20020103-0001057; INSTRUMENT NUMBER 20040928-0116868; INSTRUMENT NUMBER 20010925-0103587; INSTRUMENT NUMBER 20010925-0103588; BOOK 9700, PAGE 255; INSTRUMENT 2002021400019518; INSTRUMENT 200401160006770; BOOK 7542, PAGE 241; INSTRUMENT NUMBER 20050809-0094087, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 456 Summit Oaks Drive, Nashville, Tennessee 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 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 7th day of August, 2012.

Julia Blair Anderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia Blair Anderson, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of August, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to: 12-69TN
PenFed Title Agency, LLC
46161 Westlake Drive, Ste 330
Potomac Falls, VA 20165

True Copy Certification

I, Melissa Appleby, do hereby make that I am a custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Melissa Appleby

Melissa Appleby

State of Maryland

County of Baltimore

Personally appeared before me, Kate Rezek, a notary for Harford County, State of Maryland, Melissa Appleby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Notary Signature

My Commission expires:

KATE REZEK
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 20, 2013