WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130028424 DEEDWARR
Recvd: 04/08/13 14:02 2 pgs
Fees: 13.00 Taxes: 1152.55
20130408-0034536

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colin Polidor	F+M Bank	161010B03500CO
(NAME)	(NAME)	
808 Glenavon Court	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Clarksville TN 37040	
(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 considerations, the receipt of which is hereby acknowledged, I, **Lertop Supadhiloke , an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Colin R. Polidor and wife, Tiffany Polidor**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 105 on the plan of Aberdeen Woods, Phase One, Section Two, of record in Plat Book 9700, Page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lertop Supadhiloke, an unmarried man by Deed from Chad I. Pearman and wife, Jennifer O. Pearman, dated 05/18/2005 and filed for record on 05/23/2005 in Instrument 200505230057475, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 9700, Page 739, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10790, Page 189, as amended of record in Book 11303, Page 555, as amended of record in Book 11714, Page 843, said Register's Office.
Said By-Laws were amended of record in Instrument 200302210023491, Instrument 200302210023492, Instrument 200307300108227, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7086, Page 401, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 10611, Page 153, said Register's Office.

Charter of record in Book 10792, Page 896, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 808 Glenavon Court, Nashville, TN 37220
(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/or 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/or 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 29th day of March, 2013.

Lertop Supadhiloke by Susan W. Kelton attorney in fact
Lertop Supadhiloke

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan W. Kelton, with whom I am personally acquainted and who proved herself to be the attorney in fact of Lertop Supadhiloke and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2013.

Tonja Barron
Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027