Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0168

G#29759-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050690 DEEDWARR
Recvd: 06/14/17 09:51 2 pgs
Fees:13.00 Taxes:1239.50
20170614-0059553

State of Tennessee)
County of Wilson)

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2017.

Notary Public

My commission expires: 9-6-20
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James A. Burr, Jr. and Lara W. Burr	Fifth Third Mortgage Co.	**141050A08400CO**
800 Gloucester Lane	5001 Kingsley Dr.	
Nashville, TN 37221	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony M. Glandorf and Bethany Peery Glandorf, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Burr, Jr. and Lara W. Burr, husband and wife

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 Lot No. 84 on the Final Plat of Avondale Park, Phase 1, Section 2, a Planned Unit Development, as of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEIND the same property conveyed to Anthony M. Glandorf and Bethany Peery Glandorf, husband and wife, by Warranty Deed dated June 29, 2011, from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20110708-0052225, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee;
2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Avondale Park, of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791, and in Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee;
3) Charter of Avondale Park Homeowners' Association, Inc. of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee;
4) Declaration of Restrictive Covenants, of record in Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee;
5) Deed to USA of record in Book 4118, page 694, said Register's Office;
6) Easement to TVA of record in Book 4228, page 635, and in Book 4273, page 280, Register's Office for Davidson County, Tennessee;
7) Agreement for Dedication of Public Utilities Easements, of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20040204-0013641, and in Instrument No. 20080701-0067906, Register's Office for Davidson County, Tennessee;
8) Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee;
9) Grant of Transmission Line Easement, of record in Instrument No. 20060110-0003857, said Register's Office;
10) Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20071002-0117293, and in Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee;
11) Agreement for Dedication of Ingress/Egress Easement, of record in Instrument No. 20080701-0067905, Register's Office for Davidson County, Tennessee;

12) Agreement for Dedication of Easement for Water Line, of record in Instrument No. 20080818-0084836, Register's Office for Davidson County, Tennessee;
13) Permanent Easement Agreement, of record in Instrument No. 20090707-0063325, Register's Office for Davidson County, Tennessee;
14) Easement of record in Book 5738, page 819, and Partial Abandonment of Easement of record in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee;
15) Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, page 7, Register's Office for Davidson County, Tennessee;
16) Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, page 903, Register's Office for Davidson County, Tennessee;
17) Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.) to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, said Register's Office;
18) Easement for sewer lines granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, page 400, Register's Office for Davidson County, Tennessee;
19) Easement for water main across the Dower Tract, a part of the property from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, page 540, RODC, TN);
20) Contract between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, page 362, assignment of contract between Joe M. Rogers and Buck Allison Incorporated, of record in Book 5902, page 469, and assignment of contract of record in Instrument No. 20041207-0145663, Register's Office for Davidson County, Tennessee;
21) Storm Water Detention Agreement of record in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee;
22) All matters shown on the Final Plat of Avondale Park Boulevard Right-of-Way Dedication of record in Instrument No. 20140722-0064838, said Register's Office;
23) Conveyance of Open Space to Avondale Park Owners Association, Inc., of record in Instrument No. 20170130-0009317, said Register's Office; and,
24) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **800 Gloucester Lane, Nashville, TN 37221**.

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 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/our hand(s) this **6th** day of **June, 2017.**

Anthony M. Glandorf

Bethany Peery Glandorf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anthony M. Glandorf and Bethany Peery Glandorf, husband and wife,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **June, 2017.**

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017