WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170065786 DEEDWARR
Recvd: 08/01/17 10:12 2 pgs
Fees:13.00 Taxes:1657.60

20170801-0077823

O-ZR-17-404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

TAMA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard S. Gardner and Suzanne Gardner	new owner	
(NAME)	(NAME)	**171-3-B-25.00CO**
404 Loudon Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **PAULA H. SANDERS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD S. GARDNER AND SUZANNE GARDNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 256 on the Plan of Fredericksburg, Section 5-B, of record in Plat Book 7900, Page 953, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paula H. Sanders by Warranty Deed from Radnor Homes, Inc., recorded July 24, 1996 in Book 10130, Page 117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 953, Boundary Plan in Plat Book 7900, Page 509 and Amenities Area Plan in Plat Book 7900, Page 807, Register's Office for Davidson County, Tennessee;
- Taxes for year 2017 and thereafter, not yet due and payable;
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee;
- By Laws of record in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539 and Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee;
- Charter of Homeowner's Association of record in Book 8920, Page 40, Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewer/Storm Drainage of record in Book 7993, Page 269, Register's Office for Davidson County, Tennessee;
- Easement for Drainage of record in Book 7851, Page 712, Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewer of record in Book 9698, Page 124, Register's Office for Davidson County, Tennessee;
- Conveyance of Amenities Area of record in Book 9443, Page 538, Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Book 9771, Page 545, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **404 Loudon Place, Brentwood, Tennessee 37027**.

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 the 28th DAY OF JULY, 2017.

Paula H. Sanders

Paula H. Sanders

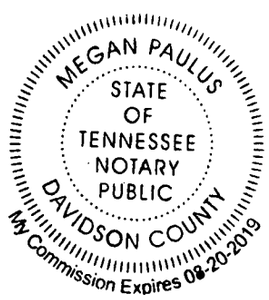
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA H. SANDERS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212