THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180214919

Bill Garrett Davidson County
Batch# 68077 **DEEDWARR**
03/13/2018 10:18:07 AM 2 pgs
Fees: $13.00 Taxes: $1,785.25

20180313-0023510

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $482,500.00.

Jennifer Erin Douglas Landers
Affiant

Subscribed and sworn to before me, this 8th day of March, 2018.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Topol and Alicia Topol 804 GLENAVON CT Nashville TN 37220-2338	new owners	Tax Parcel ID No. 161-01-0B-034.00 CO

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, **Jennifer Erin Douglas Landers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Topol and Alicia Topol, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson, Tennessee, being Lot No. 104 on the plan of Aberdeen Woods, Phase 1, Section 2, a Planned Unit Development, of record in Plat Book 9700, Page 739, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed by Quitclaim Deed from James Daniel Landers, Jr. to Jennifer Erin Douglas Landers, as recorded on the 17th day of June, 2013 in Instrument No. 20130617-0061820 and Warranty Deed from Jeremy S. Roe and wife, Laurie E. Roe to James D. Landers and wife, Jennifer Erin Landers, as recorded on the 2nd day of January, 2009 in Instrument No. 20090102-0000166, in the Register's Office of Davidson County, Tennessee.

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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABERDEEN WOODS, PHASE 1, SECTION 2, as recorded in Plat Book 9700, Page(s) 739.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10790, Page 189; Book 11303, Page 555; Book 11714, Page 843; Instrument Nos. 20000203-0011436; 20030221-0023491; 20030221-0023492 and 20030730-0108227.

Charter of Aberdeen Woods Homeowners Association, Inc. recorded in Book 10792, Page 896.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This is improved property located at 804 GLENAVON CT Nashville TN 37220-2338

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 8th day of March, 2018.

Jennifer Erin Douglas Landers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Erin Douglas Landers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2018.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public
My Commission Expires: _____