Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

WARRANTY DEED

Bill Garrett Davidson County
Batch# 102944 **DEEDWARR**
06/11/2018 10:51:43 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20180611-0055685

JM-KW-18-468

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2018.

E Manning
Notary Public

MY COMMISSION EXPIRES: 1-8-2019
(AFFIX SEAL)

E. MANNING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Hellen Marler	**NEW OWNER**	
(NAME)	(NAME)	**181-10-0D-027.00-CO**
468 High Point Terrace		
(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, **ANNE C. BRITTON, UNMARRIED AND JOSEPH B. ZANDER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HELLEN M. MARLER, UNMARRIED AND ELIZABETH M. BOCKER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat for Jackson Valley Subdivision, Section two of record in Plat at Instrument No. 20071012-0121332, 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 Anne C. Zander and Joseph B. Zander, husband and wife, as joint tenants with a right of survivorship by Quitclaim deed from Robert A. Britton of record in Instrument No. 20180125-0007849 Register's Office for Davidson County, Tennessee, dated November 01, 2017 and recorded on January 25, 2018.

The said Anne C. Zander and Joseph B. Zander have divorced.

The said Anne C. Zander has retaken her maiden name and as such is now known as Anne C. Britton

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record as Instrument Number 20071012-0121332, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070322-035003 and amended in Instrument No. 20110713-0053717, Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Instrument Number 20051007-0121055, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060512-0055724, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **468 High Point Terrace, 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 7th DAY OF JUNE, 2018.

Anne C. Britton

Joseph B. Zander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE C. BRITTON, 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 7th of June, 2018.

Notary Public
My Commission Expires: 1-3-2022
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH B. ZANDER, 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 7th of June, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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