THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34485-09-2018**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $790,000.00. Affiant Subscribed and sworn to before me this 19th day of October, 2018. Notary Public My Commission Expires: 03-08-21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGETTE R. KENNEDY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hayley H. Landsberg Anthony J. Landsberg 105 A&B Lafayette Court Nashville, TN 37205	New Owner	Map and Parcel Nos.: 130 02 0 B 001 00CO & 130 02 0 B 002 00CO

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, **C.J. Gideon, Jr. and wife Cecile P. Gideon, as to a one-half (1/2) interest, and Cecile Gideon and Mark Averbuch, as Co-Trustees of The Clarence J. Gideon, III 1995 Vested Trust under agreement dated February 28, 1995, as to a one-half (1/2) interest** (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Anthony Landsberg and Hayley Landsberg, husband and wife** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 A&B Lafayette Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 153082 DEEDWARR
10/22/2018 10:45:38 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00

20181022-0104437

IN WITNESS WHEREOF, Grantors have executed this instrument on the 17th day of October, 2018.

C.J. Gideon, Jr.

Cecile P. Gideon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **C.J. Gideon, Jr. and Cecile P. Gideon**, 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, at office, this 17th day of October, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2022

Notary Public
My Commission Expires:

Cecile Gideon, co trustee

Cecile Gideon, Co- Trustee of
The Clarence J. Gideon, III 1995 Vested Trust
under agreement dated February 28, 1995

Mark Averbuch Co-Trustee

Mark Averbuch, Co- Trustee of
The Clarence J. Gideon, III 1995 Vested Trust
under agreement dated February 28, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cecile Gideon and Mark Averbuch, Co-Trustees of The Clarence J. Gideon, III 1995 Vested Trust under agreement dated February 28, 1995, 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, at office, this 17th day of October, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2022

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Units A & B, together with the appurtenant interest in the common elements of Lafayette Court Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20121016-0094909, Register's Office for Davidson County, Tennessee, said units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to C.J. Gideon, Jr., and spouse Cecile P. Gideon, as to a one-half (1/2) interest and Cecile Gideon, Trustee of The Clarence J. Gideon, III, 1995 Vested Trust, as to one-half (1/2) interest by deed dated March 20, 2013 from Aubrey B. Harwell, Jr., Trustee of record in Instrument No. 20130321-0027904, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2018 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Lafayette Court Cottages, of record in Instrument No. 20121016-0094909, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record attached as Exhibit B to the Declaration in Instrument No. 20121016-0094909, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 547, page 141, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5321, page 422, Register's Office for Davidson County, Tennessee.