WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Dafina Czernoczky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2006.

Danny L. Smith
Notary Public

MY COMMISSION EXPIRES: 5/15/2010 (AFFIX SEAL)

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 09/07/06 11:44 2 pgs
Fees:13.00 Taxes:259.00

20060907-0110706

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dafina Czernoczky	Dafina Czernoczky	107-05-0A-131.00
(NAME)	(NAME)	
131 Five Oaks	131 Five Oaks Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Theodore C. Grignon and Alberta Grignon, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Dafina Czernoczky, 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. :

Being Lot No. 131 on the plan of **Five Oaks, Formerly the Meadows, a Planned Unit Development,** as of record in Plat Book 5200, page 355, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Theodore C. Grignon and wife, Alberta Grignon by Deed from Scott M. Clinton and Melissa A. Clinton and dated April 21, 2004, filed of record on May 3, 2004 in Instrument No. 20040503-0049730, in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book5200, page 355, Register's Office for Davidson County, Tennessee.

b) Restrictions of record in Book 5781, page 563; Book 5784, page 563; Book 5975, page 930, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 131 Five Oaks Dr., Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

****All typed verbiage and signatures must be contained to the space of one signature line. Additional Borrower signature lines may not be used. Failure to follow these specific guidelines may result in delayed funding and resigning of documents.****

Witness our hands this 16th day of August, 2006.

Theodore C. Grignon by Theodore A. Grigon as his attorney in fact

Alberta Grignon by Theodore A. Grigon as his attorney in fact

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid the within named bargainors, Theodore C. Grignon and Alberta Grignon, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 16th day of August, 2006.

Commission expires:
5/15/2010

Notary Public

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY