BILL GARRETT, Davidson County
Trans:T20100013634 DEEDWARR
Recvd: 03/08/10 11:10 3 pgs
Fees:18.00 Taxes:940.54
20100308-0017583

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $254,200.00

Affiant

Subscribed and sworn to before me, this 25 day of February 2010.

Notary Public
My commission expires: 9-19-2011

MICHELLE HIGHTOWER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 09-19-2011

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Kevin Szathmary	Regions	104060C00200CO
3338 Love Cir	2050 Parkway Office Cr.	
Nashville TN 37212	Birmingham AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Linda Chance Hyde Berger a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael K. Szathmary, an unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 of Orleans Park, a horizontal property regime established by Master Deed of record in Book 6190, page 190, a plat of which is of record in Book 5800, page 322, as revised in Book 6050, page 562, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Linda Chance Hyde now known as Linda Chance Berger from K.C. Ptomey, Jr. and Carol A. Tate of record in Instrument No. 200007110068506 dated 07/07/00, Register's Office for Davidson County, Tennessee. The spouse of Linda Chance Berger, the undersigned Jessie Berger, joins in this conveyance in order to convey any marital interest he might have in the subject property.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6190 Page 190, Register's Office for

Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject ot the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Orleans Park Condominiums and recorded in Book 6190 Page 190 and amended in Book 7760, page 34, and Book 10256, page 508, Register's Office for said county. 3) All matters appearing on plan of Orleans Park of record in Book 5800, Page 322, and revised in Book 6050, page 562, Register's Office for Davidson County, Tennessee 4) By-Laws of Orleans Condominium of record in Book 6190 Page 223, and amended in Book 10256, page 508 5) Charter of Orleans Park Condo Homeowner's association of record in Instrument No. 20040322-0032150

This property is improved property known as 3338 Love Cir, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of February, 2010.

Linda Chance Hyde Berger

Linda Chance Hyde Berger

J. Walter Berger

J. Walter Berger, who joins in this conveyance for the sole purpose of conveying any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Chance Hyde Berger and J. Walter Berger, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 25th day of February, 2010.

Notary Public

My Commission expires: 3/29/11

FILE NO: 06379

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY