BILL GARRETT, Davidson County
Trans:T20120009199 DEEDWARR
Recvd: 02/07/12 09:15 3 pgs
Fees:18.00 Taxes:434.75
20120207-0010844

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gary G. Mryncza	Regions Bank dba Regions Mortgage	Map and Parcel
2423 Lodge Farm Road	2050 Parkway Office Circle	041010A02600CO
Baltimore, MD 21219	Birmingham, AL 35244	14065

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John F. Bilar, Jr. and wife, Sasha S. Bilar** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Gary G. Mryncza , a single person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being 26, Final Plat of Cobblestone Creek, Phase One, as shown on plat of record in Instrument No. 20040804-0093431, as corrected by Surveyor's Instrument of Correction recorded at Instrument No. 20041022-0127319, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John F. Bilar, Jr. and Sasha S. Bilar, husband and wife, by Warranty Deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, recorded on the 10th day of August, 2005 in Instrument No. 20050810-0094770, in the Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the plat of record in Instrument Number 20040804-0093431 as corrected by Surveyor's Instrument of Correction recorded at Instrument Number 20041022-0127319, including, but not limited to, any building setback lines and/or easements lying within the lots described above.
3. Charter of Homeowners' Association, recorded in Instrument Number 20041208-0146324, said Register's Office for Davidson County, Tennessee.
4. Conveyance of open space by Quitclaim Deeds recorded at Instrument Number 20041208-0146323 and Instrument Number 20110916-0072157.
5. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Number 20041208-0146322.
6. Easement for right of way, recorded in Book 2493, page 137.
7. Storm Detention Agreement as set forth instrument recorded in Instrument Number 20040304-0024829.

This is improved property commonly known as 5004 Cobblestone Creek, ~~Tennessee 37215~~ Whites Creek, Tennessee 37189

[STATE OF TENNESSEE] CALIFORNIA
[COUNTY OF DAVIDSON] SAN DIEGO

The actual consideration or value, whichever is greater for this transfer is $117,500.50.

Affiant JOHN BILAR JR

Subscribed and sworn to before me this 1st day of December, 2011. FEBRUARY, 2012

Notary Public

My Commission Expires: 11/21/14

OFFICIAL SEAL
DAREN VASS
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1910364
SAN DIEGO COUNTY
MY COMM. EXP. NOV. 21, 2014

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of FEB. 2012.

John F. Bilar, Jr.

Sasha S. Bilar

STATE OF California
COUNTY OF San Diego

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John F. Bilar and wife, Sasha S. Bilar with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of February, 2012.

Sandiego, California

NOTARY PUBLIC

My Commission Expires: 11/21/14

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