WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30581
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keri Kozlowski	~~NEW OWNER~~ Renasant Bank	132050A00200CO
(NAME)	(NAME)	
4227 Savannah Place	2001 Park Place N., #650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120040230 DEEDWARR
Recvd: 06/01/12 10:02 2 pgs
Fees:13.00 Taxes:1628.00
20120601-0047504

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 considerations, the receipt of which is hereby acknowledged, we, **Paul R. Magyar and Mary G. Magyar , husband and wife,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Keri Kozlowski and husband, Brandon Kozlowski**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 4227 on the Condominium Plat of Lot 5, Jewel Estates, of record in Plat Book 9700, Page 235, Register's Office for Davidson County, Tennessee, and further established by the Master Deed of Savannah Place of record in Book 10183, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Paul R. Magyar and Mary G. Magyar, husband and wife by Deed from Donna A. Morton, unmarried, dated 12/30/2008 and filed for record on 12/30/2008 in Instrument 200812300123635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 1130, Page 61, Plat Book 1424, Page 98, Plat Book 1424, Page 99, Plat Book 5190, Page 663, Plat Book 5190, Page 699, Plat Book 9700, Page 14, Plat Book 9700, Page 235, said Register's Office.
Restrictions of record in Book 1786, Page 501, said Register's Office.
Restrictions of record in Book 2154, Page 458, said Register's Office.
Master Deed and By-Laws filed for record in Book 10183, Page 71, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4100, Page 127, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 10052, Page 4, said Register's Office.

Deed of Conveyance of record in Book 10131, Page 856, said Register's Office.
Charter of record in Book 10187, Page 967, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4227 Savannah Place, Nashville, TN 37204
(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 30th day of May, 2012.

Paul R. Magyar

Mary G. Magyar

State of Tennessee
County of Williamson

Personally appeared before me Paul R. Magyar and Mary G. Magyar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027