WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Zsolt J. Lagler

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-15

R-KW-12-231

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zsolt J. Lagler	new owner	
231 5th Avenue North #406 (ADDRESS)	(NAME)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	093-61B-628.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ALLAN RUMSEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZSOLT J. LAGLER, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT FD406, THE KRESS LOFTS, PHASE II, AMENDMENT NO. 4 TO MASTER DEED, THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20071220-0146058, SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20080118-0006035 AND FURTHER AMENDED IN INSTRUMENT NO.20080331-0032083, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALLAN RUMSEY, MARRIED BY DEED FROM ART AVENUE LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20080522-0052604, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 19, 2008. TAMOU RUSEY, SPOUSE OF ALLAN RUMSEY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20071220-0146058, CORRECTED IN INSTRUMENT NO. 20080118-0006035 AND FURTHER AMENDED IN INSTRUMENT NO. 20080331-0032083; INSTRUMENT NO. 20050429-0048067, AMENDED IN INSTRUMENT NO. 20060324-0034091, INSTRUMENT NO. 20070227-0024233, INSTRUMENT NO. 20070419-0047025, INSTRUMENT NO. 20071220-0146058, INSTRUMENT NO. 20080118-0006035 AND INSTRUMENT NO. 20080331-0032083; BOOK 7423, PAGE 374, BOOK 8027, PAGE 865, BOOK 9208, PAGE 613, BOOK 10512, PAGE 464, INSTRUMENT NO. 200206260076795 AND INSTRUMENT NO. 20050124-0008719; INSTRUMENT NO. 20051201-0144514; INSTRUMENT NO. 20051128-0142924; INSTRUMENT NO. 20061127-0145769, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 231 5th Avenue North #406, Nashville, Tennessee 37219

(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 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 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.

BILL GARRETT, Davidson County
Trans:T20120044159 DEEDWARR
Recvd: 06/14/12 15:45 2 pgs
Fees:13.00 Taxes:795.50

20120614-0052435

Witness my/our hand(s) this 12th day of June, 2012.

Allan Rumsey by John Gleaves,
Attorney in Fact

Tamou Rumsey by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of June, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allan Rumsey and Tamou Rumsey and who acknowledged he/she/they executed the same as the free act and deed of the said Allan Rumsey and Tamou Rumsey.

Witness my hand and official seal, this the 12th day of June, 2012.

Notary Public



My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903