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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12071265**<br><br>WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>My Commission Expires September 9, 2014 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.<br><br>Gabor Karsai<br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of July, 2012.<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

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| Address New Owner:<br>Gabor Karsai<br>225 Harpeth Wood Drive<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>143060A04300CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Murray Somerville and Hazel Somerville, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gabor Karsai**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9, PLAN OF HARPETH TRACE ESTATES, PHASE II, as shown on plat of record in Plat Book 5200, Page 556, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Murray Somerville and wife, Hazel Somerville by Warranty Deed from Carl Michael Allbee, Sr. and wife, Mary E. Allbee, recorded on the 19th day of June, 2003 in Instrument No. 20030619-0084530, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HARPETH TRACE ESTATES, PHASE II, as recorded in Plat Book 5200, Page(s) 556 thru 558, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5120, Page 208, Book 5380, Page 357, Book 5120, Page 918, Book 5182, Page 767, Book 5178, Page 138, Book 5182, Page 769 and Book 6094, Page 718 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Charter of Homeowners Association recorded in Book 5120, Page 199 and Book 6556, Page 693.

BILL GARRETT, Davidson County
Trans:T20120051000 DEEDWARR
Recvd: 07/11/12 13:47 2 pgs
Fees:13.00 Taxes:1332.00
20120711-0060919

This is improved property located at 225 Harpeth Wood Drive Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 10th day of July, 2012.

Murray Somerville

Hazel Somerville

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Murray Somerville and Hazel Somerville, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014