SPECIAL WARRANTY DEED

FROM:	George Banfalvi and wife, Agnes Banfalvi	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 150 3rd Avenue South, Suite 1100 Nashville, TN 37201
TO:	James W. Moore, Jr.	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
James W. Moore, Jr. 8122 Sawyer Board Road, Unit No. 206 Nashville, TN 37221	Same	142-02-0A-206

BILL GARRETT, Davidson County
Trans:T20120095459 DEEDWARRSP
Recvd: 12/13/12 12:05 8 pgs
Fees:43.00 Taxes:1091.50
20121213-0114908

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $295,000.00.

Affiant

Sworn to and subscribed before me, this 11 day of December 2012.

NOTARY PUBLIC
Traci Bruce
Notary Public

My Commission Expires:

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
March 3, 2014
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Banfalvi and wife, Agnes Banfalvi** (collectively, the "Seller") by these presents does transfer, sell and convey unto **James W. Moore, Jr.** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This improved property located, 8122 Sawyer Brown Road, Unit No. 206, Nashville, Davidson, County, Tennessee 37221.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by, through or under Seller, but not otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 5th day of December, 2012.

SELLER:

George Banfalvi

Agnes Banfalvi

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by, through or under Seller, but not otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 5th day of December, 2012.

SELLER:

George Banfalvi

Agnes Banfalvi

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George Banfalvi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Northridge, California, this 5th day of Dec, 2012.

Notary Public

My Commission Expires: Oct 2, 2014

JOHN BAE
COMM. #1902991
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 2, 2014
BCT4
BCT4

STATE OF CALIFORNIA)
)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Agnes Banfalvi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, California, this ____ day of _____, 2012.

Notary Public

My Commission Expires:_____

STATE OF CALIFORNIA)
)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George Banfalvi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, California, this ____ day of _____, 2012.

SEE ATTACHED
Notary Public

My Commission Expires:_____

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Agnes Banfalvi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NORTHRIDGE, California, this 5TH day of DECEMBER, 2012.

Robin John Rutt
Notary Public

My Commission Expires: JULY 9, 2014

ROBIN JOHN RUTT
Commission # 1892360
Notary Public - California
Los Angeles County
My Comm. Expires Jul 9, 2014

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California _____

County of LOS ANGELES

On 12-05-2012 (Day) before me, ROBIN JOHN RUTT, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared AGNES BANFALVI (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

ROBIN JOHN RUTT
Commission # 1892360
Notary Public - California
Los Angeles County
My Comm. Expires Jul 9, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may proved valuable to the persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: 12-05-2012 Number of Pages: 6

Signer(s) Other Than Named Above: GEORGE BANFALVI

Capacity(ies) Claimed by Signer(s)

Signer's Name: Agnes Banfalvi

☑ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of Thumb here

Signer's Name: N/A

☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of Thumb here

FSG-CAL (03/08)

7A

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, BEING Unit No. 206 of The Arlington at Williamsburg Office Park Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 8023, Page 735, Register's Office for Davidson County, Tennessee, and amended by an instrument designated as Amendment to the Master Deed of The Arlington at Williamsburg Office Park Condominiums, recorded simultaneously herewith, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A" of said Amendment to the Master Deed of The Arlington at Williamsburg Office Park Condominiums. Reference is hereby made to the plat of The Arlington at Williamsburg Office Park Condominiums set forth as Exhibit "A" of said Amendment to the Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to GEORGE BANFALVI AND WIFE, AGNES BANFALVI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from GEORGE BANFALVI, of record as Instrument No. 20071114-0133694, dated August 29, 2007, said Register's Office.



EXHIBIT B

1. Taxes for the year of 2013 and subsequent years, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 7900, page 131, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7860, page 964, as supplemented and amended as Instrument No. 20040528-0062845, said Register's Office.

4. Master Deed of record in Book 8023, page 735, as amended in Book 8166, page 636, Book 10266, page 702, Book 10398, page 879, and as supplemented as Instrument Nos. 20031003-0146673 and 20041105-0133832, said Register's Office.

5. Agreement for Dedication of Easement for Water Line of record in Book 7803, page 666, said Register's Office.

