NEW OWNER:

Sandor and Ibolyka Fuleki
915 Fatherland Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

Map 082
Group 16-0
Parcel 181.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0114

BILL GARRETT, Davidson County
Trans:T20130018529 DEEDWARR
Recvd: 03/06/13 14:48 3 pgs
Fees:18.00 Taxes:610.13
20130306-0022519

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Four Thousand Nine Hundred and 00/100 Dollars ($164,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARGARET ANN ROBERTS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SANDOR FULEKI and wife, IBOLYKA FULEKI,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 in Barrow's Addition to Edgefield, now East Nashville, Tennessee, a plan of which is of record in Plat Book No. 1, Page 13, Chancery Court at Nashville, Tennessee.

Said Lot No. 92 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Margaret Ann Roberts, unmarried by Warranty Deed from Maurice Karr and wife, Joy R. Karr, dated December 31, 1973 and of record in Record Book 4777, Page 563, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 915 Fatherland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of February, 2013.

Margaret Ann Roberts
MARGARET ANN ROBERTS

STATE OF TENNESSEE
COUNTY OF Haywood

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARGARET ANN ROBERTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 27th day of February, 2013.

Dorothy N. Stanley
NOTARY PUBLIC

My commission expires: 5/21/14

DOROTHY N. STANLEY
NOTARY PUBLIC
STATE OF TENNESSEE
HAYWOOD COUNTY, TENN.

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The actual consideration or value, whichever is greater, for this transfer is **$164,900.00.**

Christy Malone-Smith
AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2013.

Celia Stewart Rouse
NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY