BILL GARRETT, Davidson County
Trans:T20130038355 DEEDWARR
Recvd: 05/08/13 10:16 3 pgs
Fees:18.00 Taxes:788.10
20130508-0046364

**THIS INSTRUMENT PREPARED BY:**
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1158

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ferenc Andi<br>Luz C. Andi<br>1113 Streamdale Point East<br>Antioch, TN 37013 | Metropolitan Bank<br>3500 Lakeland Dr. S-501<br>Flowood, MS 39232 | 173-8-A-44.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $213,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2013.

Notary Public

My Commission Expires: 9-9-14
(Affix Seal)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Tom D. Lawson and Helen W. Lawson, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Ferenc Andi and wife, Luz C. Andi ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 51 on the Final Plat of Section One, Deer Valley, "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tom D. Lawson and Helen W. Lawson, husband and wife, by Warranty Deed from S & Y Construction, Inc., dated December 16, 2004, of record in Instrument No. 20041220-0150884, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Helen W. Lawson, by Tom D. Lawson pursuant to a Power of Attorney executed by Tom D. Lawson on May 6, 2013, of record in Instrument No. 20130508-0046363, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is Improved property located at: **1113 Streamdale Point East, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **May, 2013.**

**GRANTOR(S)**

Tom D Lawson
Tom D. Lawson

Helen W Lawson by Tom D Lawson her attorney in fact
Helen W. Lawson by Tom D. Lawson, her Attorney-in-Fact

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Tom D. Lawson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **6th** day of **May, 2013.**

Tina Hawkins
Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/15

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said County and State, the within named **Tom D. Lawson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Helen W. Lawson,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **6th** day of **May, 2013.**

Tina Hawkins
Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/15

EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Tom D. Lawson and Helen W. Lawson, husband and wife**

**TO: Ferenc Andi and wife, Luz C. Andi**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Tom D Lawson
**Tom D. Lawson, Affiant**

Sworn to and subscribed before me this 6th day of May, 2013.

Tina Hawk
Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/15