THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31224-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 6th day of June, 2013. Notary Public My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Andras Nadas, Jennifer Madison 810 Percy Warner Boulevard Nashville, TN 37205	FRANKLIN SYNERGY BANK 3301 Aspen Grove Drive, Ste 200 Franklin, TN 37067	Map and Parcel No.: 129 150 13300

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, **Irwin A. Goldzweig, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andras Nadas and wife, Jennifer Madison** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 810 Percy Warner Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of June, 2013.

Irwin A. Goldzweig by attny in fact
Irwin A. Goldzweig
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, 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, and who further acknowledged that he is the Attorney-In-Fact for the said **Irwin A. Goldzweig**, and is authorized by the said **Irwin A. Goldzweig**, to execute this instrument on his behalf.

Witness my hand, at office, this 6th day of June, 2013.

Notary Public

My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130048322 DEEDWARR
Recvd: 06/10/13 14:42 2 pgs
Fees:13.00 Taxes:962.00
20130610-0058833

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Warner Glen Subdivision, of record in Plat Book 9700, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Irwin A. Goldzweig and wife, Betty R. Goldzweig, by deed dated December 19, 2000, from Melissa H. Scarbro and husband, Jeffrey A. Scarbro, of record in Instrument No. 20001220-0124764, Register's Office for Davidson County, Tennessee. Betty R. Goldzweig (one and the same person as Elizabeth Reynolds Goldzweig) died on March 5, 2011.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 3502, page 153, and Book 10000, page 859, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 9700, page 67, Register's Office for Davidson County, Tennessee.
4. Easement for underground utility of record in Book 9946, page 512, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 2703, page 208, and Book 3930, page 192, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6145, page 329, Register's Office for Davidson County, Tennessee.