WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055183 DEEDWARR
Recvd: 06/28/13 14:44 2 pgs
Fees:13.00 Taxes:2708.40
20130628-0066986

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $732,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/8/2013

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5537 OLDACRE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Hunter Oldacre and Mary D. Oldacre	~~Fifth~~ Third Mortgage	11611004600
406 Sunnyside Drive	P.O. Box 630170	
Nashville, TN 37205	Cincinnati, OH 45263	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEPHEN W. RZASNICKI, AND WIFE, ANGELA S. RZASNICKI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HUNTER OLDACRE, AND WIFE, MARY D. OLDACRE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 406 Sunnyside Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hand on the 27th day of June, 2013.

Stephen W. Rzasnicki

Angela S. Rzasnicki

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, STEPHEN W. RZASNICKI AND ANGELA S. RZASNICKI, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~, this 27th day of June, 2013.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

13-C5537 OLDACRE

EXHIBIT A - LEGAL DESCRIPTION

Land in the 7th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 19 and the Northerly 40 feet of Lot No. 18 of Block "E" on the Plan of Honeywood Subdivision, not of record, described as follows: Beginning on the Easterly margin of Sunnyside Drive at a point 450 feet South of the Northerly margin of Malone Avenue, being the Northwest corner of said Lot No. 19; thence in a Southerly direction, with the Easterly margin of Sunnyside Drive, 140 feet to a point; thence in an Easterly direction parallel with the South boundary line of said Lot No. 19, 284 feet to a point in the East boundary line of said Lot No. 18; thence in a Northerly direction, with the East boundary line of Lot No. 18 and Lot No. 19, 140 feet to a point, the Northeast corner of Lot No. 19; and thence in a Westerly direction with the North boundary line of Lot No. 19, 283 feet to the beginning.

Being the same property conveyed to Stephen W. Rzasnicki and wife, Angela S. Rzasnicki by Warranty Deed from Peyton N. Green and wife, Paige C. Green, recorded on the 7th day of August, 2006 in Instrument No. 20060807-0096509, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. City of Belle Meade taxes for the year 2013 and thereafter, for tax parcel identification number 11611004600 , not yet due and payable.

c. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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).