WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069446 DEEDWARR
Recvd: 08/13/13 10:01 2 pgs
Fees:13.00 Taxes:1006.03
20130813-0084762

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY KATHRYN BARTEK	Cornerstone Home Lending, Inc.	104-06-06-002.00
(NAME)	(NAME)	
3338 LOVE CIRCLE	1177 West Loop South, #200	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212	Houston, TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHAEL K. SZATHMARY and wife, LORI LOTT SZATHMARY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY KATHRYN BARTEK, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2 of Orleans Park, a horizontal property regime established by Master Deed of record in Book 6190, Page 190, as amended in Book 7760, Page 34, and in Book 10256, Page 508; a plat of which is of record in Book 5800, Page 322, as revised in Book 6050, Page 562, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Book 5800, Page 348

Being the same property conveyed to Michael K. Szathmary, an unmarried man, by deed from Linda Chance Hyde, n/k/a Linda Chance Berger, of record in Instrument No. 20100308-0017583, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

Lori Lott Szathmary, spouse of Michael K. Szathmary, joins in this conveyance to convey any and all marital interest in the aforementioned property, by virtue of marriage to Michael K. Szathmary.

This is improved property, known as 3338 LOVE CIRCLE, NASHVILLE, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and 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 my hand this 5th day of August, 2013.

MICHAEL K. SZATHMARY

LORI LOTT SZATHMARY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MICHAEL K. SZATHMARY and LORI LOTT SZATHMARY the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 5th day of August, 2013.

Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.