BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790.2951

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $258,500.00.

Affiant

Sworn to and subscribed before me this 30 day of August, 2013.

Notary Public

My Commission Expires:_____

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Janos Sallai and Bibor Ildike Szabo	512 Cold Stream Place	Owner	
512 Cold Stream Place			**155-07-0B-018.00 CO**
Nashville, TN 37221	Nashville, TN 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Eight Thousand Five Hundred and 00/100 ($258,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jason Hedrick (being one and the same as Jason W. Hedrick),** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Janos Sallai and Bibor Ildiko Szabo, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Revision No. 1, Final Plat of the Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green) as of record in Plat Book 9700, page 784, revising Book 9700, Page 390, Register's Office for Davidson County, Tennessee. This is improved property located at 512 Cold Stream Place, Nashville, TN, 37221.
>
> Being the same property conveyed to Jason Hedrick by Warranty Deed from Brandom A. Ramo and wife, Stacie E. Ramo, dated June 18, 2010, of record in Instrument No. 20100623-0048935, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns.

BILL GARRETT, Davidson County
Trans:T20130075699 DEEDWARR
Recvd: 09/03/13 10:35 2 pgs
Fees:13.00 Taxes:956.45
20130903-0092270

against the lawful claims of all persons whomsoever.

Kelly C. Hedrick, wife of Jason W. Hedrick, joins in the execution of this instrument for the purpose of conveying unto Grantees, their heirs and assigns, any and all right, title and interest he may have in and to the above-described property arising out of her marital status or otherwise.

WITNESS my hand this the 30 day of August, 2013.

Jason W. Hedrick

Kelly C. Hedrick

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, CHELSEA LEIGH BROWN, the undersigned, a Notary Public, in and for said State and County, **Jason W. Hedrick and Kelly C. Hedrick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of August, 2013.

NOTARY PUBLIC

CHELSEA LEIGH BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 20 MAR 15

My Commission Expires: 20 MARCH 2015