NEW OWNER:

Charles A. Lengyel
Cynthia A. Lengyel
348 Hickory Place
Nashville, TN 37214

SEND TAX BILLS TO:

Franklin American Mortgage Company
501 Corporate Centre Drive #400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1009

Map 096
Group 11-0-A
Parcel 045.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130084687 DEEDWARR
Recvd: 10/01/13 11:53 2 pgs
Fees:13.00 Taxes:277.50
20131001-0102861

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Five Thousand and 00/100 Dollars ($75,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TOM SKEEN and wife, RITA SKEEN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES A. LENGYEL and CYNTHIA A. LENGYEL husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Unit No. F-2 Phase VI, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, Page 192 and referred to as Exhibit "C" found at Page 195, Unit F-2 being part of the unit plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795; all referenced of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tom Skeen and wife, Rita Skeen, by Warranty Deed from Cristie A. Eakes, unmarried, dated May 10, 2004, and of record in Instrument No. 20040513-0055829, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 348 Hickory Place, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26th day of **September, 2013.**

Tom Skeen
TOM SKEEN

RITA SKEEN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TOM SKEEN AND RITA SKEEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 26th day of **September, 2013.**

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **75,000.00**.

AFFIANT

Sworn to and subscribed to before me 27th day of **September, 2013.**

NOTARY PUBLIC

My commission expires: 8/23/2016

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY