BILL GARRETT, Davidson County
Trans:T20140000767 DEEDWARR
Recvd: 01/06/14 08:53 2 pgs
Fees:13.00 Taxes:684.50

20140106-0000975

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **December, 2013** Notary Public MY COMMISSION EXPIRES: 8/23/14 (AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Eniko and Rachel Eniko	NEW OWNERS	110 03 0A 016.00CO
(NAME) 4646 Hessey Road	(NAME)	
(ADDRESS) Mt Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Josh Alberts and Amber R. Alberts, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas Eniko and Rachel Eniko, husband and wife**, hereinafter called the Grantees, their 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 Lot No. 16, on the Plan of Phase I, Lakeside Meadows, of record in Instrument No. 20080331-0031829, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Josh Alberts, a married person, and wife, Amber R. Alberts by Warranty Deed from Lakeside Meadows, LLC dated May 13, 2008, of record in Instrument No. 20080515-0049923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4646 Hessey Road, Mt Juliet, TN 37122

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their 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 our hands this **30th** day of **December, 2013**

Josh Alberts

Amber R. Alberts

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Josh Alberts and Amber R. Alberts**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **December, 2013**

Notary Public

My commission expires: 8/24/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON