mail to
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140008359 DEEDWARR
Recvd: 02/05/14 11:39 2 pgs
Fees:13.00 Taxes:677.10
20140205-0010207

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13120114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $183,000.00.

Affiant

Subscribed and sworn to before me, this31st day of January, 2014.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martin Penny and Kathleen High 769 Harpeth Trace Dr Nashville TN 37221	New Owner	Tax Parcel ID No. 143020C00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gabor Karsai, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen High, an unmarried woman and Martin Penny, an unmarried man, tenants in common, with the right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4, HARPETH KNOLL SUBDIVISION, A PUD, as shown on plat of record in Plat Book 5200, Page 764, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gabor Karsai, a single person by Warranty Deed from Jean B. Elshtain, Executrix with full power under the Will of Frantisek W. Galan, recorded on the 24th day of April, 1992 in Deed Book 8610, Page 30, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH KNOLL SUBDIVISION, A PUD, as recorded in Plat Book 5200, Page(s) 764.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions of Harpeth Knoll Subdivision recorded in Book 6280, Page 478, amended at Instrument No. 20070405-0041277.

Terms and provisions of by-Laws of Harpeth Knoll Homeowners' Association recorded in Book 6280, Page 486.

Deed to the common area from Morris Eshaghpour Contracting Corporation to Harpeth Knoll Homeowners' Association recorded in Book 6353, Page 228.

Electrical Pad Easement to Metropolitan Government of Nashville and Davidson County recorded in Book 7465, Page 719.

Charter of Harpeth Knoll Homeowners Association recorded in Book 6272, Page 636 and amended in Book 8176, Page 699.

Articles of Harpeth Knoll Homeowners Association recorded in Book 6272, Page 631.

This is improved property located at 769 Harpeth Trace Dr Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2014.

Gabor Karsai

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabor Karsai, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014