WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,919.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-KW-14-348

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle R. Stone	new owner	
(NAME)	(NAME)	096110A04500CO
348 Hickory Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES A. LENGYEL AND CYNTHIA A. LENGYEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHELLE R. STONE, A MARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, 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 Charles A. Lengyel and Cynthia A. Lengyel husband and wife by Warranty Deed from Tom Skeen and wife, Rita Skeen, recorded on the 1st day of October, 2013 in Instrument No. 20131001-0102861, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- 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 SECTION I, HICKORY PLACE CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 795, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HICKORY PLACE CONDOMINIUMS of record in Book 6472, Page 435, Book 6476, Page 663, Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187 and Book 7015, Page 192; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **348 Hickory Place, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20140079886 DEEDWARR
Recvd: 10/23/14 10:18 2 pgs
Fees:13.00 Taxes:310.50

20141023-0097878

Witness my/our hand(s) this the 20th DAY OF OCTOBER, 2014.

Charles A. Lengyel

Cynthia A. Lengyel

STATE OF OHIO

COUNTY OF COLUMBIANA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. LENGYEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2014.

Notary Public
My Commission Expires: 3-8-2015
(SEAL)

DAWN CHEPKE, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 3-8-2015

STATE OF OHIO

COUNTY OF COLUMBIANA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA A. LENGYEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2014.

Notary Public
My Commission Expires: 3-8-2015
(SEAL)

DAWN CHEPKE, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 3-8-2015

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212