ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $247,283.00 Chelsea Mobley Bednarcyk Affiant Subscribed and sworn to before me, this 8th day of May, 2015 Notary Public My commission expires: 4.25.2016

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Loren Bednarcyk and Chelsea Mobley Bednarcyk	**Caliber Home Loans**	**064-08-0-A-063.00CO**
2087 Remington Park Road	**PO Box 650856**	
Old Hickory, TN 37138	**Dallas, TX 75265-0856**	

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 ACKNOWLEDGE, WE,

Brent W. VonAlmen and Kimberly K. VonAlmen, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Loren Bednarcyk and Chelsea Mobley Bednarcyk, 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. 102 on the Plan of Section Two, Merritt Downs, R10 Cluster Lot Subdivision, of record in Plat at Instrument No. 20030904-0128443, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brent W. VonAlmen and Kimberly K. VonAlmen, husband and wife by Warranty deed from Jesse P. Pilote and wife, Carolyn Ann Pilote, of record in Instrument No. 20140417-0032148, Register's Office for Davidson County, Tennessee, dated April 14, 2014 and recorded on April 17, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all matters shown on the Plan of record as Instrument Number 20030904-0128443, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010604-0057881, as amended and restated in Instrument No. 20010702-0069864 and Instrument No. 20040330-0035673, Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20010608-0060785 and Restated Charter recorded in Instrument No. 20011127-0129417, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument Number 20010608-0060786, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for Open Space Conveyance of record in Instrument Number 20040407-0039569, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20150036058 DEEDWARR
Recvd: 05/11/15 09:15 2 pgs
Fees:13.00 Taxes:914.95
20150511-0042674

This is improved (X) unimproved ( ) property known as 2087 Remington Park Road, Old Hickory, TN 37138.

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 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 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 my/our hand(s) this 8th day of May, 2015.

Brent W. VonAlmen

Kimberly K. VonAlmen

STATE OF South Carolina
COUNTY OF Edgefield

Personally appeared before me, a Notary Public of said County and State, Brent W. VonAlmen and Kimberly K. VonAlmen, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2015.

Notary Public

My Commission Expires: April 4, 2024

SOUTH CAROLINA NOTARY PUBLIC JESSICA M. ELKINS

File #: 7015062
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027

JESSICA ELKINS
Notary Public - State of South Carolina
My Commission Expires April 4, 2024