Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

NEW OWNER:
CRYSTAL BAY, LLC
P.O. BOX 7215
SPRECKELS, CA 93962

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1231

Map & Parcel: 163040A41300CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150093991 DEEDWARR
Recvd: 11/04/15 10:28 2 pgs
Fees:13.00 Taxes:421.80
20151104-0112349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fourteen Thousand and 00/100 Dollars ($114,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHEAL C. LENGYEL, a single man,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CRYSTAL BAY, LLC**, ("Grantee"), its 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:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 413, Hamilton Crossings Townhomes, a Planned Unit Development, as described in Instrument No. 20040212-0016945, and as amended in Instrument No. 20050310-0026134, in the Register's Office for Davidson County, Tennessee, to which instruments specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to MICHEAL C. LENGYEL by Quitclaim Deed from Micheal C. Lengyel erroneously taking title as Michael C. Lengyel, dated June 19, 2015, and of record in Instrument No. 20150701-0063478, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Warranty Deed from R.J. York Homes, LLC to Michael C. Lengyel, unmarried, dated June 16, 2005, and of record in Instrument No. 20050802-0090427, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the grantor.

THIS IS IMPROVED PROPERTY more commonly known as 3001 HAMILTON CHURCH ROAD #413, ANTIOCH, TN 37013.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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 matters shown on the plat of record in Instrument No. 20040212-0016945 and amended in Instrument No. 20050310-0026734, and any and all restrictions, existing roadways, easements and rights-of-way of record.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of October, 2015.

MICHEAL C. LENGYEL

STATE OF TN
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHEAL C. LENGYEL, a single man,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2015.

NOTARY PUBLIC

My commission expires: 6/8/16

LINDA DAVIS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$114,000.00**.

HEATH CAREY AFFIANT

Sworn to and subscribed to before me this 30th day of October, 2015.

NOTARY PUBLIC

My commission expires: 6/8/16

LINDA DAVIS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY