WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104354 DEEDWARR
Recvd: 12/10/15 10:33 2 pgs
Fees:13.00 Taxes:1381.95
20151210-0124288

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-19-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zoltan s. Szabo	NEW OWNER	
(NAME)	(NAME)	
5762 Cane Ridge Road		Map 174 Parcel 90
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VERA ANN BALDWIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZOLTAN S. SZABO AND THONGBAY CHANTHASAENG, 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 the southwest portion of the Hallie H. Coffee property of record in Book 1755, Page 143, said Register's Office, and described according to a survey made by Ralph Lambert & Sons Surveyors, dated October 25, 1975, as follows:

Beginning at a set iron pin in the easterly margin of Cane Ridge Road, said point also being 4575 feet, more or less, south of the intersection of Old Franklin Road and Cane Ridge Road; thence with the easterly margin of said Cane Ridge Road South 20 deg. 30' East 172.0 feet to a point; thence continuing along margin South 30 deg. 05' east 456.4 feet to a set iron pin; thence leaving said road North 57 deg. East 21.0 feet to a set iron pin; thence North 4 deg. East 931.7 feet to a set iron pin; thence South 44 deg. West 535.0 feet to the point of beginning and containing 3.55 acres, more or less.

Being the same property conveyed to Vera Ann Baldwin by deed from Christopher E. Staub, Trustee, of record in Book 8676, Page 219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes and all easements and restrictions of record.

This is improved x property, known as 5762 Cane Ridge Road, Antioch, TN 37013
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hand this 7th day of Dec., 2015.

Vera Ann Baldwin

VERA ANN BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

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