Davidson County DEEDWARR
Recvd: 03/28/16 11:08 3 pgs
Fees:18.00 Taxes:976.80
20160328-0028614

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $264,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/27/16

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8009 WOLLE JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Erik V. Wolle and Mysti L. Grant	Farmington Mortgage	173080A04400CO
1113 Streamdale Point E	2002 Richard Jones Rd Ste 300A	
Cane Ridge, TN 37013	Nashville TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FERENC ANDI AND WIFE LUZ C. ANDI

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

ERIK V. WOLLE AND MYSTI L. GRANT HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1113 Streamdale Point E, Cane Ridge, TN 37013

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/or 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/or 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 our hand on the 25th day of March, 2016.

Ferenc Andi

Luz C. Andi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, FERENC ANDI AND LUZ C. ANDI, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of March, 2016.

Notary Public

My Commission Expires: 3/27/16

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 51 on the Final Plat of Section One, Deer Valley, "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot. Being the same property conveyed to Ferenc Andi and wife, Luz C. Andi by Warranty Deed from Tom D. Lawson and Helen W. Lawson, husband and wife, recorded on the 8th day of May, 2013 in Instrument No. 20130508-0046364, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, DEER VALLEY "CLUSTER LOT SUBDIVISION", as recorded in Instrument 20030205-0016206, 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).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20021212-0153693, 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).

e. Easements and Setback Lines as set out per Instrument 20030205-0016206, Register's Office for said County.

f. Easement for Well of record in Book 222, Page 565, Register's Office for said County.

g. Charter for Homeowner's Association of record in Instrument No. 20021212-0153692 and 20070807-0093758, said Register's Office.

h. Storm Water Detention Agreement of record in Instrument 20010503-0045314 and 20020627-0077608, Register's Office for said County.

i. Sanitary Sewer Easement of record in Instrument 20001205-0119205 and 20001205-0119206, Register's Office for said County.

j. Quitclaim Deed for common areas to Homeowners Association of record in Instrument 20040224-0020945, Register's Office for said County.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

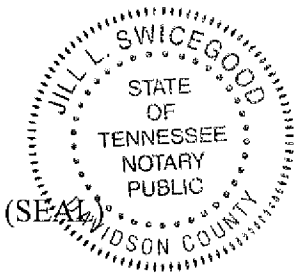
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018