WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,500.00.

Marlene Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/2/17
(AFFIX SEAL)

BARBARA L. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

G-P-16-4244-T

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)
Frank Kurzynske and Megan Kurzynske	Frank Kurzynske and Megan Kurzynske	
(NAME)	(NAME)	**85-4-A-260.00CO**
4244 Stone Hall Boulevard	4244 Stone Hall Boulevard	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER B. LONG AND SPOUSE, BRIAN J. O'CONNOR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK KURZYNSKE, HUSBAND AND WIFE MEGAN KURZYNSKE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 260 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher B. Long, an unmarried man and Brian J. O'Connor, an unmarried man, as tenants in common with the right of survivorship, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, recorded February 18, 2014 in Instrument No. 20140218-0013757, Register's Office for Davidson County, Tennessee. Said Christopher J. Long and Brian J. O'Connor having since married.

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20090310-0021482, amended in Instrument No. 20090407-0031921 and Instrument No. 20090515-0044929, First Amended and Restated in Instrument No. 20090623-0058338, Second Amended and Restated in Instrument No. 20120202-0009628 and Supplemented in Instrument No. 20120207-0011118, Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 4212, Page 147 and Instrument No. 20060801-0093487, Register's Office for Davidson County, Tennessee.
- Easement for Public Utility, Drainage and Force Main of record in Instrument No. 20071213-0143333, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20120730-0066771, Register's Office for Davidson County, Tennessee.
- Agreed Order recorded in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee. (Road Connection Easement)
- Stormwater Detention Agreement of record in Instrument No. 20070730-0089806, Register's Office for Davidson County, Tennessee.
- Certificate of Grant of Right-of-Way and Road Construction of record in Instrument No. 20090421-0036252, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements recorded in Instrument Nos. 20100720-0056497 and 20100720-0056521, Register's Office for Davidson County, Tennessee.
- Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, Register's Office for Davidson County, Tennessee.
- Water Main Easement record in Instrument No. 20030328-0040734, Registers Office for Davidson County,

BILL GARRETT, Davidson County
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Fees:13.00 Taxes:1422.65
20160711-0070699

Tennessee.

- Easement Agreement record in Book 7292, Page 968, Register's Office for Davidson County, Tennessee.
- Flowage Easement recorded in Book 2244, Page 399, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4244 Stone Hall Boulevard, Hermitage, Tennessee 37076**.

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.

Witness my/our hand(s) this the 8th DAY OF JULY, 2016.

Christopher B. Long
Brian J. O'Connor by Christopher B. Long
Attorney-in-Fact
Brian J. O'Connor by Christopher B. Long,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER B. LONG, 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 8th of July, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER B. LONG, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIAN J. O'CONNOR, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN J. O'CONNOR.

Witness my hand and official seal, this the 8th of July, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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