WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061847 DEEDWARR
Recvd: 07/19/16 09:30 2 pgs
Fees:13.00 Taxes:482.85
20160719-0073999

R-VRES-16-0216-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/14/2020

(AFFIX SEAL)

LAURA SHOUN WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Marian Feys	Marian Feys	
(NAME)	(NAME)	**096-16-0A-062.00-CO**
216 Lakebrink Drive	216 Lakebrink Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **CSILLA SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIAN FEYS, AN UNMARRIED WOMAN,** 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 Unit No. 61 on the Plan of First Revision Larchwood Phase One Section Three Planned Unit Development of record in Plat Book 6200, Page 697, 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 Csilla Smith, a single person by Warranty deed from Robert High Bradshaw, Jr., an unmarried person of record in Instrument No. 20120213-0012255 Register's Office for Davidson County, Tennessee, dated January 20, 2012 and recorded on February 13, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 6200, Page 697, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6299, Page 152, re-recorded in Book 6301, Page 82, as amended in Book 6391, Page 449, Book 7434, Page 620, and Book 9827, Page 12, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6299, Page 166, re-recorded in Book 6301, Page 96, as amended in Book 6873, Page 939, and Book 7271, Page 342, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6391, Page 434, as amended in Book 6391, Page 440, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Book 7440, Page 30, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Sanitary Sewer of record in Book 7681, Page 611, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Water Main of record in Book 7681, Page 617, in the 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: **216 Lakebrink Drive, Nashville, Tennessee 37214**.

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.

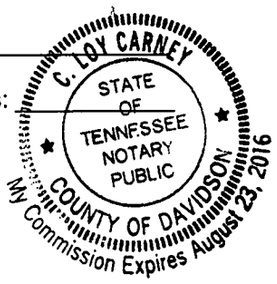
Csilla Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CSILLA SMITH, 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)



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