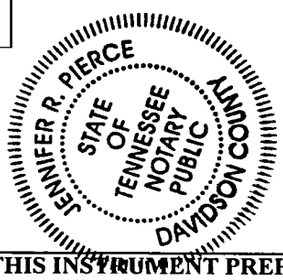
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/16 15:11 2 pgs
Fees:13.00 Taxes:860.25
20160805-0081643



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$232,500.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 2nd day of August, 2016

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Keith Dance	New Owner	161-1O-OE-066.00CO
1241 Concord Hunt Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Micheal C. Lengyel, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Keith Dance and Valerie Dance, husband and wife, and Grayson Dance, unmarried, as tenants in common with right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 66, on the Plat of High Point, Phase 1, Section 4, of record in Instrument Number 20130103-0000636, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Michael C. Lengyel, unmarried from Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed on January 10, 2014, of record in Instrument Number 20140114-0003532, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20130103-0000636, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20110603-0042709, as amended and supplemented in Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500, and Instrument No. 20150622-0059582, Register's Office for Davidson County, Tennessee.
- Charter of High Point Homeowner's Association, Inc. of record in Instrument No. 20100113-0003233, Register's Office for said Davidson County, Tennessee.
- Non-Exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in vesting deed of record in Instrument No. 20080214-0014939, Register's Office for said County; Inspection and Maintenance Agreement for Private Facilities of record in Instrument No. 20090309-0020470, Register's Office for said County; Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument No. 20090309-0020488, and Instrument No. 20090309-0020517, Register's for said County; Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090714-0065912, Register's Office for said County; Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument No. 20110411-0027748, Register's Office for said County; Obligations as set forth in the easement for Sanitary Sewers/Drainage, Flow and Appurtenances of record in Instrument No. 20090805-0073466, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5514 Prada Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this August 1, 2016.

Micheal C. Lengyel

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Sara Sota

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Micheal C. Lengyel,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 1, 2016

Notary Public

My commission expires 3/10/2020

CHRIS BRUNATTI
Notary Public - State of Florida
Commission # FF 970407
My Comm. Expires Mar 10, 2020
Bonded through National Notary Assn

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

~~Notary's Signature~~

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.