BILL GARRETT, Davidson County
Trans:T20160068809 DEEDWARR
Recvd: 08/09/16 10:43 2 pgs
Fees:13.00 Taxes:869.50
20160809-0082701

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016070013

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, is $235,000.00

Sworn to and subscribed before me this 5 day of August, 2016.

Affiant

Notary Public

7-24-2019

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kalman Varga, et al.		104-02-1D-306.00-CO
3122 Long Boulevard, Ste 306	New Owner	
Nashville, TN 37203		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brett Peterson, a married man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kalman Varga and Timea Vargane, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 306 as shown in Exhibit B-l of the Fourth Amendment to the Master Deed and Bylaws for Villages at Long Boulevard I, a Horizontal Property Regime, together with an undivided interest in any appurtenant common elements, as of record in Instrument No. 20071030-0128067, Register's Office for Davidson County, Tennessee, which amends the Master Deed and Bylaws for Villages at Long Boulevard I of record in Instrument No. 20060627-0076772, said Register's Office; as amended by the First Amendment to the Master Deed and Bylaws of record in Instrument No. 20061102-0136062, said Register's Office; as further amended by the Second Amendment to the Master Deed and Bylaws of record in Instrument No. 20070621 -0074138, said Register's Office; as further amended by the Third Amendment to the Master Deed and Bylaws of record in Instrument No. 20070725-0088208, said Register's Office, to which plat is hereby referenced for a more complete legal description.

Being the same property conveyed to Brett Peterson, an unmarried man by Warranty deed from Urban Concepts, LLC of record in Instrument No. 20071108-0131953 Register's Office for Davidson County, Tennessee, dated November 05, 2007 and recorded on November 08, 2007.

Subject property is not now nor ever has been the marital residence of the grantor.

This is improved property known as **3122 Long Boulevard, Ste 306, Nashville, TN 37203.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4 day of August, 2016.

Brett Peterson

State of ~~Tennessee~~ Pennsylvania
County of ~~Williamson~~ Chester

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Brett Peterson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of August, 2016.

Kathleen E C Reed
Notary Public

Commonwealth of Pennsylvania
NOTARIAL SEAL
Kathleen E C Reed, Notary Public
Uwchlan Township, Chester County
My Commission Expires June 18, 2018