WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Adrian N. Szekely	Adrian N. Szekely	Parcel ID:
3516 Mount View Ridge Drive	3516 Mount View Ridge	150120C02800
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Zoltan S. Szabo and wife, Thongbay Chanthasaeng

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Adrian N. Szekely , married

hereinafter called the GRANTEES, their heirs and assigns, a 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. 28, on the Plan of Mt. View Subdivision, a Planned Unit Development, Section One, of record in Plat Book 11700, Page 36, and amended in Instrument Number 20010207-0012283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Zoltan S. Szabo and Thongbay Chanthasaeng by deed from Louis Collier, of record in Instrument 20091001-0091223, said Register's Office, dated September 25, 2009.

This conveyance is subject to Restrictive Covenants of record in Book 11272, page 811, re-stated in Instrument 20020108-0002714 and re-recorded in Instrument 20020122-0008596, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 36 and amended in Instrument 20010207-0012283, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3516 Mount View Ridge Drive, Antioch, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 15th day of August, 2016.

ZOLTAN S. SZABO
Zoltan S. Szabo

Thongbay Chanthasaeng
Thongbay Chanthasaeng

BILL GARRETT, Davidson County
Trans: T20160070759 DEEDWARR
Recvd: 08/15/16 15:30 2 pgs
Fees: 13.00 Taxes: 592.00

20160815-0085004

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zoltan S. Szabo and Thongbay Chanthasaeng, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2016.

My Commission Expires: 7.2.18

Notary Public

