BILL GARRETT, Davidson County
Trans:T20160098822 DEEDWARR
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Fees:13.00 Taxes:636.03
20161108-0118146



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $171,900.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2016.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristy Mayo and Calen Morrison	Peoples Home Equity, Inc.	075-12-0F-048.00-CO
735 Tulip Grove Road	710 N Seven Oaks	
Hermitage, TN 37076	Knoxville TN 37922	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elizabeth Vasarhelyi, a single woman and and Alex Zsolt, a single man, as joint tenants with the right of survivorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kristy Mayo and Calen Morrison

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 48 a.k.a Unit 315, Tulip Cove Townhomes, as shown on the plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth A. Vasarhelyi, a single woman, and Alex Zsolt, a single man, as joint tenants with the right of survivorship by Quitclaim deed from Alex Zsolt, divorced-not remarried, and Monica Zsolt, divorced-not remarried of record in Instrument No. 20151007-0102193 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on October 07, 2015.

This is ☐ improved ☐ unimproved property known as **735 Tulip Grove Road, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of November, 2016.

Elizabeth Vasarhelyi

Alex Zsolt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Elizabeth Vasarhelyi and Alex Zsolt, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of November, 2016.

Notary Public
My Commission Expires: _____

JESSICA GRAHAM
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416127