Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue, Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33363-11-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 3rd day of February, 2017. Notary Public My Commission Expires:

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Tom R. and Katie G. Steele 9 Lynnwood Lane Nashville, TN 37205	**Send Tax Bills To:** **New Owners**	**Tax Information:** Map and Parcel No.: 130 13 0 A 020 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Csaba Rusznak and wife, Marta Papp**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tom R. Steele and Katie G. Steele**, husband and wife ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1310 Forrest Park Dr., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 3rd day of February, 2017.

Csaba Rusznak

Marta Papp

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Csaba Rusznak and Marta Papp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2017.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Final Plan of Jardin de Belle Subdivision, of record in Instrument No. 20050822-0099470 as revised in Instrument No. 20090318-0024530, Instrument No. 20111021-0081971, Instrument No. 20121218-0116472 and Instrument No. 20150821-0084427, now known as Belle Park at Cheekwood by Amended and Restated Declarations of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20071023-0125455, as amended, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Csaba Rusznak and wife, Marta Papp, by deed dated February 21, 2008 from Charles Rogan Allen, unmarried of record in Instrument No. 20080225-0018401, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, which have been prorated and assumed by Grantee. Map and Parcel No. 130 13 0 A 020 00CO.
2. Restrictive covenants contained in an instrument of record in Book 2281, page 254, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Belle Park at Cheekwood (formerly Jardin de Belle), of record in Instrument No. 20050819-0099255, amended in Instrument No. 20070824-0101907, amended and restated in Instrument No. 20071023-0125455 and in Instrument No. 20120816-0073663, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Jardin de Belle Owners Association, Inc. of record in Instrument No. 20070829-0103599, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20050822-0099470 as revised in Instrument No. 20090318-0024530, Instrument 20111021-0081971, Instrument No. 20121210-0113251, Instrument No. 20121218-0116472 and Instrument No. 20150821-0084427, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plans of record as Book 421, page 64, and Book 2083, page 97, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20091103-0101193, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20040927-0116111, Register's Office for Davidson County, Tennessee.
9. Declaration of Sign Monument Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070202-0014295, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

