RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178557

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170029928 DEEDWARR
Recvd: 04/10/17 11:02 2 pgs
Fees: 13.00 Taxes: 1572.50
20170410-0034777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2017.

NOTARY PUBLIC

My commission expires: _____

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN My Commission Expires MAR 3, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John George Magyar, Jr. & Melinda Beth Magyar 5530 Hearthstone Lane Brentwood , TN 37027	Renasant Bank 245 Town Park Dr. Ravine One, Ste 190 Kennesaw, GA 30144	160 11 0A 078.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Five Thousand and 00/100 Dollars ($425,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIE J. WEEKS AND KEIKO K. WEEKS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN GEORGE MAGYAR, JR. & MELINDA BETH MAGYAR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 78, on the plan of Hemmingwood, Phase II, III and IV, of record in Plat Book 6900, pages 7-8 as amended in Instrument #200103090022857, said Register's Office, reference to which is hereby made for a more complete description,.

Being the same property conveyed to Willie J. Weeks and Keiko K. Weeks, husband and wife, by Warranty Deed from Mary Jane Stoddart, dated 8/20/2012, recorded 8/29/2012, of record in Instrument #20120829-0077797, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5530 Hearthstone Lane, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of April, 2017.

Willie J. Weeks

WILLIE J. WEEKS

Keiko K. Weeks By Willie J. Weeks Attorney in Fact

KEIKO K. WEEKS BY WILLIE J. WEEKS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Willie J. Weeks 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 and seal, this the 7th day of April, 2017.

Notary Public
My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Willie J. Weeks, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Keiko K. Weeks and acknowledged that he executed the same as the free act and deed of the said Keiko K. Weeks.

WITNESS my hand and seal, this the 7th day of April, 2017.

Notary Public
My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19