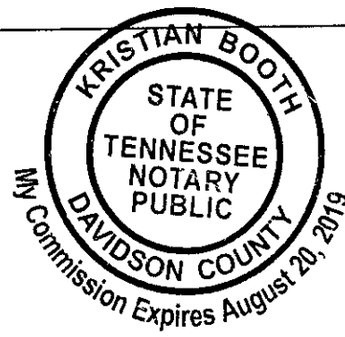
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $670,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2017.

Notary Public

My commission expires: 8-20-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Harrison	Synovus Mortgage	
915 Fatherland Street	800 Shades Creek Parkway, MS101	082-16-0-181.00
Nashville, TN 37206	Birmingham, AL 35209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SANDOR FULEKI AND WIFE IBOLYKA FULEKI**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN HARRISON, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 92 on the Plan of Barrow's Addition to Edgefield, now East Nashville, of record in Plat Book 1, Page 13, in the Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 92 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sandor Fuleki and wife, Ibolyka Fuleki by Warranty deed from Margaret Ann Roberts of record in Instrument No. 20130306-0022519 Register's Office for Davidson County, Tennessee, dated February 27, 2013 and recorded on March 06, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 915 Fatherland Street, Nashville, TN 37206.

Bill Garrett Davidson County
Batch# 17579 **DEEDWARR**
10/24/2017 02:52:52 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00

20171024-0109064

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of October, 2017.

Sandor Fuleki

Ibolyka Fuleki

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sandor Fuleki and Ibolyka Fuleki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of October, 2017.

_____
Notary Public

My Commission Expires:

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES } s.s.

On OCTOBER 20, 2017 before me, MAGDALENA LORINCZ NOTARY PUBLIC
Name of Notary Public, Title

personally appeared SANDOR FULEKI AND
Name of Signer (1)

IBOLYKA FULEKI
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

OCT 11 MAGDALENA LORINCZ COMM. #2088829 NOTARY PUBLIC - CALIFORNIA LOS ANGELES My Comm. Expires December 2, 2018 OCT 11

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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