THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 24508 DEEDWARR
11/09/2017 02:45:52 PM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20171109-0115682

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cristian Cseh 3525 Hewlett Drive Nashville, TN 37211	Home Direct Mortgage 6242 East 21st St. Tulsa, OK 74135	133-07-0-044.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHARLES G. PETIT AND WIFE, TAMARA M. PETIT**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **CRISTIAN CSEH, UNMARRIED MAN** hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Parma Heights, Section 3, as of record in Book 2330, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 60 feet on the northerly side of Hewlett Drive, and runs back on the easterly line 201.88 feet and on the westerly line 221.30 feet to a dead line, on which it measures 63 feet.

Being the same property conveyed to Charles G. Petit and Tamara M. Petit by deed from Augusta Hicks of record on October 2, 2010, at Instrument No. 20001002-0096846, Davidson County Register of Deeds.

This property is commonly known as **3525 Hewlett Drive, Nashville, TN 37211**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 9 day of **November, 2017**:

Charles G. Petit

Tamara M. Petit

STATE OF TENNESSEE

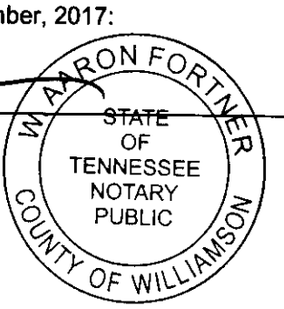
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES G. PETIT AND TAMERA M. PETIT**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of November, 2017:

Notary Public

My Commission Expires: 5/23/18



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $291,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9 DAY OF NOVEMBER, 2017:

Notary Public

My Commission Expires:



My Commission Expires SEPT. 7, 2020

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212