Karen Johnson Davidson County
Batch# 253967 DEEDWARR
07/09/2019 09:21:00 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20190709-0066576

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Putnam

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of July, 2019.

(Affix Seal) Notary Public

My Commission Expires: 10-16-2022

PAIGE B. MAYERICK STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

2019-690-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adrian N. Szekely and Klara Timea Szekely 8311 Luree Lane Nashville, TN 37076	Same as owner	Map/Parcel 075 10 0 007.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barkley REI, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Adrian N. Szekely and Klara Timea Szekely**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 28 on the Plan of Hermitage Estates as of record in Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Barkley REI, LLC by Quitclaim Deed from Gerald E. Anderson and wife, Cheryl W. Anderson, dated June 13, 2016, of record in Instrument No. 20160617-0061842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes have been prorated between the parties as of the date of closing to be assumed by Grantees herein zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 8311 Luree Lane, Nashville, TN 37076 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 3rd day of July, 2019:

Barkley REI, LLC, a Tennessee Limited Liability Company

By: Gerald E Anderson Managing Member
Gerald E. Anderson, Managing Member

By: Cheryl W Anderson Member
Cheryl W. Anderson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gerald E. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Barkley REI, LLC, the within named bargainor, a limited liability company, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

Witness my hand, at office, this 3rd day of July, 2019.

Amy T Nelson
Notary Signature
My commission expires: 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Cheryl W. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member (or other officer authorized to execute the instrument) of Barkley REI, LLC, the within named bargainor, a limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand, at office, this 3rd day of July, 2019.

Amy T Nelson
Notary Signature
My commission expires 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN