Karen Johnson Davidson County
Batch# 380520 DEEDWARR
04/01/2020 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20200401-0034983

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

Affiant

Subscribed and sworn to me on 03/27/20

NOTARY PUBLIC
My Commission Expires: 4/10/23

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew R. Fleming Rebecca A. Mize 355 Sylvan Park Lane Nashville, TN 37209	Synovus Bank 1033 Demonbreun Street Ste 200 Nashville, TN 37203	104-01-0F-007.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Adam Michael Nagy and wife, Kelly Leigh Nagy, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Matthew R. Fleming and Rebecca A. Mize, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of West End Station Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to Amendment No. 4 to Master Deed of record in Instrument No. 20090825- 0080074, said Register's Office.
>
> Being the same property conveyed to Adam Michael Nagy and wife, Kelly Leigh Nagy by Warranty Deed from John Robert Schnick and wife, Karen Suzanne Anthony of record in Instrument No. 20140630-0057027, Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded June 30, 2014.
>
> This is improved property known as 355 Sylvan Park Lane, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand and official seal on 03/27/2020.

Adam Michael Nagy

Kelly Leigh Nagy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/27/20, before me personally appeared Kelly Leigh Nagy and Adam Michael Nagy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/27/2020.



NOTARY PUBLIC

My Commission Expires: 4/10/23

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY