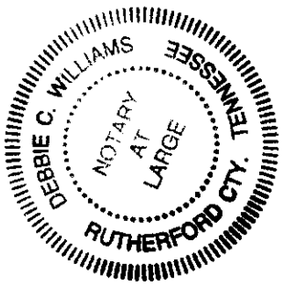
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,200.00

Jessica Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: 3 20 05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/07/02 09:30 2pgs
Fees:13.00 Taxes:392.94
20020607-0069369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Irby	Same	173-0-57
(NAME)	(NAME)	
425 Carl Miller Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ilie Nita, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Irby and wife, Judy Irby**, HEREINAFTER CALLED THE GRANTEES, 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. 361 on the Plan of Section 1, Monte Carlo Estates of Record in Plat Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ilie Nita, unmarried, by Warranty Deed dated 12/19/94 and recorded in Book 9551, page 398, Register's Office for Davidson County, Tennessee.

2001 Davidson County Property taxes **PAID IN THE AMOUNT OF $1,174.77,** and all subsequent years, a lien, not yet due and payable.

Restrictions as set out in Book 4781, page 858; Liens, Leases and other encumbrances as shown of record in Book 5143, page 416; Book 5452, page 20; Book 5452, page 25; Deed to Metro for water and sewage in Book 4842, page 195 and Easement for sewer and/or storm drainage appearing of record in Book 4909, page 574; and any and all matters as shown on plan of record in Plat Book 4675, page 68, Register's Office for Davidson County, Tennessee.

Olga Nita, spouse of the within named Ilie Nita, joins in this conveyance for the sole purpose of conveying any and all right and title she may have to subject property, especially her marital rights, if any.

unimproved ☐

This is improved ☒ property, known as 425 Carl Miller Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this.

Ilie Nita

Olga Nita

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Ilie Nita and Olga Nita, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that they executed the foregoing instrument for the purposes therein contained and did so as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 29th day of May, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

LORIE ANN GAY NOTARY PUBLIC AT LARGE TENNESSEE

File Number: 12203103

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027