WARRANTY DEED

PLEASE
RETURN TO:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Cristian Zaharescu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-20-03

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/08/02 08:41 2pgs
Fees:13.00 Taxes:318.20

20020708-0081488

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cristian Zaharescu	Bankers Mortgage Company	133-15-O-38
(NAME) 340 Elysian Fields Road	(NAME) 5200 Maryland Way	06DA59530
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Brentwood, TN 37027	
(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, **Jettie R. Bradford, a Single Person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cristian Zaharescu , and Wife, Ioana G. Zaharescu**, 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:

BEING Lot No. 44 on the Plan of Paragon Hills Subdivision, as shown by plat of record in Plat Book 3300, page 100, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jettie R. Bradford, a single person, by Warranty Deed dted 7/20/98 and recorded in Book 11030, page 512, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 3508, page 159, and any and all matters as shown on plan of record in Plat Book 3300, page 100, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 340 Elysian Fields Rd., Nashville, TN 37211

(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 28th day of June, 2002.

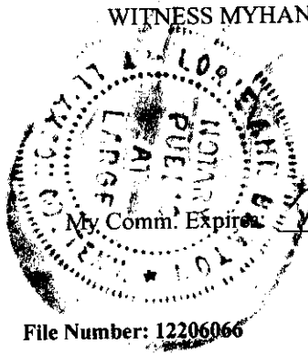
Jettie Bradford
Jettie R. Bradford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned a Notary Public in and for said County and State, personally appeared Jettie R. Bradford, 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 she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MYHAND AND OFFICIAL SEAL on this the 28th day of June, 2002.



NOTARY PUBLIC

My Comm. Expires: 9-20-03

File Number: 12206066

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