WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/27/05 11:22 2 pgs
Fees:13.00 Taxes:765.90
20051227-0153749

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Bercu	New Owner	Map 103-04
(NAME)	(NAME)	Parcel 157
4606 Nebraska Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JUDITH GENTRY CLARK AND HUSBAND, LEONARD CLARK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL BERCU AND WIFE, COLETTE BERCU,** 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 the easterly 35 feet of Lot No. 11 and the westerly 25 feet of Lot No. 10 of Block No. 11 on the Map of a part of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said easterly 35 feet of Lot No. 11 and westerly 25 feet of Lot No. 10 front together 60 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Judith Gentry Clark by deed from Clayson LaFayette Gentry, Jr. and wife, Betty Gentry, of record in Book 10452, page 252, said Register's Office. Leonard Clark joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and paid by the grantor(s) and (b) all matters appearing on the plan of record in Book 332, page 104, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4606 Nebraska Avenue, Nashville, Tennessee 37209

(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 our hands this 21st day of December, 2005.

Judith Gentry Clark

Leonard Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Gentry Clark and Leonard Clark, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2005.

Commission expires:



Notary Public