Davidson County DEEDWARR
Recvd: 02/17/06 10:30 2 pgs
Fees:13.00 Taxes:499.50

20060217-0019271

WARRANTY DEED

G-CBB-06-2909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharmake Moalim	new owner (NAME)	
2909 High Rigger Drive (ADDRESS)	2909 High Rigger (ADDRESS)	150-3-4
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FLORIN T. CIMPEAN AND WIFE, MICHELLE CIMPEAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARMAKE MOALIM, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 4, HARBOUR TOWN VILLAGE, SECTION TWO, as shown on plat of record in Plat Book 4675, Pages 146 and 147, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Florin T. Cimpean by Special Warranty Deed from CitiFinancial Mortgage Company, Inc., recorded on the 11th day of April, 2005 in Instrument No. 20050411-0039561, in the Register's Office of Davidson County, Tennessee. Michelle Cimpean joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4675, pages 146 and 147; Book 4806, page 87 and Book 4931, page 667, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2909 High Rigger Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of January, 2006.

Florin T. Cimpean

Michelle Cimpean

STATE OF Tennessee
COUNTY OF Davidson

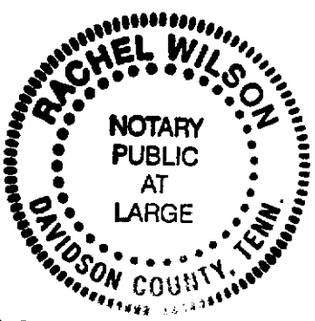
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Florin T. Cimpean and Michelle Cimpean, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission... ...AR. 31, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903