Davidson County DEEDWARR
Recvd: 08/24/06 10:44 2 pgs
Fees:13.00 Taxes:1683.50

20060824-0104422

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File # 0608065** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me this 23rd day of August, 2006. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Jerome C. Roof Jeanne S. Roof 709 Summerwind Circle Nashville, TN 37215	Jerome C. Roof 709 Summerwind Circle Nashville, TN 37215	MAP 131-6-B PARCEL 68

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stelian Paul Bodea-Barothi** and wife, **Eva Bodea-Barothi**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Jerome C. Roof** and wife, **Jeanne S. Roof**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Burton Hills, Village of Summerwind, Tract 12 of record in Plat Book 6250, page 811, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stelian Paul Bodea-Barothi and Eva Bodea-Barothi by deed dated August 23, 2003 from Maureen G. Alexander, married of record in Instrument No. 2003091800138079, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2006, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of Burton Hills, Village of Summerwind, Tract 12 of record in Plat Book 6250, page 811, Register's Office of Davidson County, Tennessee.
3. All matters provided in the Covenants, Conditions, and Restrictions of Burton Hills of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, and Book 7146, page 188, Register's Office of Davidson County, Tennessee.
4. Charter of Burton Hills Homeowners Association, Inc., of record in Book 6517, page 605, Register's Office of Davidson County, Tennessee.
5. Charter of Burton Hills Village of Summerwind Association, Inc., of record in Book 6778, page 505, as amended in Book 6921, page 212 and in Book 6921, page 216, Register's Office of Davidson County, Tennessee.

This is improved property known as: 709 Summerwind Circle, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend

the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 23rd day of August, 2006.

Stelian Paul Bodea-Barothi

Eva Bodea-Barothi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Stelian Paul Bodea-Barothi and Eva Bodea-Barothi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 23rd day of August, 2006.

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009