THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Stephen H. Sullivan and Jennifer A. Sullivan, Grantors
TO: Tiberiu Miko, Grantee

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Tiberiu Miko 1148 Bellshire Drive Nashville, TN 37207	Same as Owner	041-15-0-041.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $87,500.00.

Affiant

Subscribed and sworn to before me this the 26th day of October, 2007.

My commission expires: June 12, 2011

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Stephen H. Sullivan and wife, Jennifer A. Sullivan**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Tiberiu Miko**, hereinafter called the Grantee, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 118 on the Plan of Bellshire Estates, Section VI, as of record in Book 2133, page 129, 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 Stephen H. Sullivan and Jennifer A. Sullivan by warranty deed recorded January 10, 1995 in Book 9567, Page 811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 11/06/07 10:03 2 pgs
Fees:13.00 Taxes:323.75

20071106-0130743

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1148 Bellshire Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 26 day of October, 2007.

"GRANTORS"

Stephen H. Sullivan

Jennifer A. Sullivan

STATE OF TN)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Stephen H. Sullivan and Jennifer A. Sullivan, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, Tennessee this 26th day of Oct, 2007.

My commission expires: 11/22/2010

{Seal}

Notary Public

