THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08030271** Davidson County DEEDWARR Recvd: 05/01/08 12:53 2 pgs Fees:13.00 Taxes:695.60 20080501-0044514	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $188,000.00. Affiant Subscribed and sworn to before me, this29th day of April, 2008. Notary Public My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC JAMES ALEXANDER SHELBY COUNTY

WARRANTY DEED

Address New Owner: Brad Dunlap and Kathryn Dunlap 5213 Village Trace Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161100B00300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gina E. Gradinaru and Florin Dumitrescu, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brad Dunlap and Kathryn Dunlap, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 194, VILLAGES OF BRENTWOOD, PHASE FIVE, as shown on plat of record in Plat Book 6900, Page 896, 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 Gina Towry by Warranty Deed from Robert C. Bonacic and wife, Maria C. Bonacic, recorded November 6, 2001 in Instrument No. 20011106-0121920 and further conveyed to Gina Towry also known as Gina E. Gradinaru and Florin Dumitrescu by Quitclaim Deed from Gina Towry also known as Gina E. Gradinaru, recorded March 28, 2002 in Instrument No. 20020328-0038697, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 5213 Village Trace Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2008.

Gina E. Gradinaru

Florin Dumitrescu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gina E. Gradinaru and Florin Dumitrescu, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2008.

Notary Public

My Commission Expires: My Commission Expires
April 17, 2010

