When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Ste 400
Nashville, TN. 37203
Box 32
ADDRESS NEW OWNERS and
SEND TAX BILLS:
STS Property Group, LLC
206 Thompson Lane
Nashville, TN. 37211
Box 32

Davidson County DEEDWARR
Recvd: 02/18/09 10:25 2 pgs
Fees:13.00 Taxes:1443.00

20090218-0013571

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
43 - 30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, THEOFIL DRAGOS and wife, MIRELA DRAGOS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to STS PROPERTY GROUP, LLC, a Tennessee Limited Liability Company, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being more particularly described to-wit:
>
> Beginning at a concrete monument in the easterly margin of the Louisville and Nashville Railroad and the southwest corner of the herein described tract; said concrete monument being North 0 degrees 28' West a distance of 658.4' from another concrete monument at the end of a 6437.0' radius curve in the easterly margin of the Louisville and Nashville Railroad and continuing as follows: North 0 degrees, 28' West a distance of 97.31' to an iron pin; thence, leaving the easterly margin of the Louisville and Nashville Railroad, South 89 degrees, 03' East a distance of 207.38' to an iron pin in the westerly margin of Gallatin Pike and the northeast corner of the herein described tract; thence, with the westerly margin of Gallatin Pike, south 14 degrees 20' West a distance of 100.00' to an iron pin; thence, leaving the westerly margin of Gallatin Pike, North 89 degrees 03' West through a highway marker at 11.28', a total distance of 181.83' to the point of beginning and containing 0.434 acres, more or less, per survey by Turner Engineering Company, Inc. dated August 18,1971.
>
> Being the same property conveyed to Theofil Dragos and wife, Mirela Dragos, by deed of record in Instrument No. 20061211-0152428, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1105 Gallatin Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 17 day of February, 2009.

Theofil Dragos by Elena Galea
Attorney in Fact
THEOFIL DRAGOS by Elena Galea,
Attorney in Fact

Mirela Dragos by Elena Galea
Attorney in Fact
MIRELA DRAGOS by Elena Galea,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public, ELENA GALEA, to me known to be the person who executed the foregoing instrument on behalf of THEOFIL DRAGOS and wife, MIRELA DRAGOS, who acknowledged that he executed the same as the free act and deed of said THEOFIL DRAGOS and wife, MIRELA DRAGOS.

Witness my hand at office this 17 day of February, 2009.

NOTARY PUBLIC

My Commission Expires:
8/14/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $390,000.00.

AFFIANT

Subscribed to and sworn before me, this the 17th day of February, 2009.

NOTARY PUBLIC

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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