WARRANTY DEED 14523

Davidson County DEEDWARR
Recvd: 05/20/09 16:13 3 pgs
Fees:18.00 Taxes:370.00
20090520-0046597

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura M. Albescu	Numerica Mortgage, LLc	**108-07-0-B-147.00 CO**
(NAME)	(NAME)	
238 Timberway Drive	615 Lynnhaven Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Virginia Beach,VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Norman Cole and Viola Cole**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura M. Albescu, an unmarried woman and Irina O. Albescu, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 147 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, and by instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Barbara J. Hodges by deed of record in Book 9791, Page 80, Register's Office for Davidson County, Tennessee. The said Barbara J. Hodges having since died. Said property has since been devised to Norman Cole and Viola Cole as the heirs of Barbara J. Hodges. Reference Davidson County Probate 07P1539.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **238 Timberway Drive, Nashville, TN 37214**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 genders.

Witness **my/our hand(s)** this **1st day of May, 2009**.

Norman Cole

Norman Cole

Viola Cole

Viola Cole

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Norman Cole and Viola Cole the bargainor(s), 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 at Nashville, Tennessee, this 1st day of May, 2009.

Commission expires:6/18/2012

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Florence King
Notary Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

MY COMMISSION EXPIRES: