WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
MAIL 761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20090037527 DEEDWARR
Recvd: 06/05/09 10:26 3 pgs
Fees: 17.00 Taxes: 0.00
20090605-0052222

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sebastian Oprea	City State Bank	133-15-0-51
(NAME)	(NAME)	
351 Elysians Fields Road	5200 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Brentwood, TN 37027	
(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, **Felix L. Davis and wife, Marilyn D. Davis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sebastian Oprea and wife, Carmen Oprea,** 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 Lot No. 60 on the Plan of Paragon Hills, as of record in Plat Book 3300, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Felix L. Davis and wife Marilyn D. Davis by deed from Tommy Gene Groves, husband and w ife, T ina D eloris Gr oves, r ecorded in B ook 9525, P age 35, R egister's Office of Davidson County, Tennessee, executed on 11/16/94, and filed on 11/21/94.

County Taxes for the year 2002 due and payable in the amount of $1056.84. All prior years are paid. All subsequent years a lien, but not yet due and payable. Map 133 Group 15-0 Parcel 51

Subject to all matters as set forth per Plat Book 3300, Page 100, Register's Office of said County.

Restrictive Covenants of record in Deed Book 3508, Page 159, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 351 Elysians Fields Road, Nashville, TN 37211

(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 3rd day of January, 2003.

Felix L. Davis

Marilyn D. Davis

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 Felix L. Davis and wife, Marilyn D. Davis the bargainors, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained and did so as their free act and deed.

Witness my hand and Official seal this 1/3/2003

My Commission Expires:

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

Notary Public

File Number: 12212063

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

State of Tennessee, County of WILLIAMSON
Received for record the 16 day of
JANUARY 2003 at 8:42 AM. (RECH 51974)
Recorded in official records
Book 2692 Pages 59- 60
Notebook: 71 Page 58
State Tax $ 382.95 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 395.95,
Register of Deeds SADIE WADE
Deputy Register JENNY LANEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00005122

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 2692, page(s) 59, recorded in this office as a DEED from DAVIS FELIX L to OPREA SEBASTIAN.

Witness the Official Signature and Seal this 22nd day of May 2009.

Sadie Wade, Register

Kelly Faulkner, deputy

Deputy Register

