WARRANTY DEED

FILE NUMBER
3000133

BILL GARRETT, Davidson County
Trans: T20100009688 DEEDWARR
Recvd: 02/18/10 10:55 2 pgs
Fees: 13.00 Taxes: 582.75

20100218-0012323

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Debra A White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2010.

Rhonda W Hardison
Notary Public

MY COMMISSION EXPIRES: 5-24-13
(AFFIX SEAL)

RHONDA HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gica Nechifor	U.S. BANK, N.A. ~~Gica Nechifor~~	05313013900
(NAME) 737 Jessica Taylor Drive	(NAME) 3180 ~~Lenox~~ Rider Trail South ~~737 Jessica Taylor Drive~~	
(ADDRESS) Madison, TN	(ADDRESS) Earth City, MO 63045 ~~Madison, TN 37115~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20092013

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, **I, Debra L. Preston, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gica Nechifor and wife, Veronica Nechifor**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 737 Jessica Taylor Drive, Madison, TN 37115

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of February, 2010.

Debra L. Preston
Debra L. Preston

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Debra L. Preston, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Debra L. Preston, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2010.

Commission expires: 11-4-13

Cary Allen
Notary Public

CARY ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 76 on the Plan of Phase II, Kimbolton, of record in Book 6900, page 792-794, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING all of the same property conveyed to Debra L. Preston by Quitclaim Deed from Ronald L. Preston, Jr. dated February 12, 2010 and filed of record in Instrument No. 20100218001373, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 7464, page 969, as amended in Book 7470, page 126, further amended in Book 7799, page 50, and the ByLaws of record in Instrument 200302260025658, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

DP