Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Costel Balanescu Daniela Balanescu 3936 Keeley Drive Nashville, TN 37211	Wels Fargo Home Mortgage P.O. Box 11701 Newark, NJ. 07101-4701	148-14-0-039.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Balanescu Costel
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2011.

I. M.
Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20110054314 DEEDWARR
Recvd: 09/01/11 14:45 2 pgs
Fees:13.00 Taxes:351.50
20110901-0068007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jimmy R. Kenaum, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Costel Balanescu and wife, Daniela Balanescu ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 44 as shown on the Plan of Blanchard Heights, of record in Plat Book 2663, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jimmy R. Kenaum, by Warranty Deed from Steve Lattman and David B. Yount, tenants in common, dated January 15, 1998, of record in Book 10762, page 236, Register's Office for Davidson County, Tennessee.

THE GRANTOR HAS NEVER OCCUPIED THIS PROPERTY AS HIS PRIMARY RESIDENCE.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **3936 Keeley Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **August, 2011.**

GRANTOR(S)

Jimmy R. Kenaum

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jimmy R. Kenaum** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **31st** day of **August, 2011.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013