BILL GARRETT, Davidson County
Trans:T20120003862 DEEDWARR
Recvd: 01/17/12 14:43 2 pgs
Fees:13.00 Taxes:1091.50
20120117-0004610

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW111049

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
205 Parkway Office Circle
Birmingham, AL 35244
New Owner is:
Gregory Pechianu
6145 Edmondson Pike
Brentwood, TN 37027

MAP/PARCEL:030-001.03; 180-00-0-128.00;
180-00-0-001.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael L. Apple and wife, Melanie D. Apple**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gregory Pechianu and Evelyn N. Pechianu, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Williamson/Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **6145 Edmondson Pike, Brentwood, TN 37027**

LAND in the 32nd Councilmanic District of Davidson County, Tennessee, and the 15th Civil District of Williamson County, Tennessee, being the same properties conveyed in Deed Book 3406, Page 621 and Book 8811, Pages 472 and 474, Register's Office for Davidson County, Tennessee; and Book 1180, Page 642, Resister's Office for Williamson County, Tennessee, and more particularly described as follows:

BEGINNING in the south right of way of Edmondson Pike at the east line of George O. Herbert, Jr. as recorded in Book 3538, Page 29, R.O.D.C.; thence along said south right of way S 59 degrees 29 minutes 46 seconds E. 300.22 feet; thence S 40 degrees 30 minutes 14 seconds W, 5.13 feet; thence S 59 degrees 29 minutes 46 seconds E. 55.50 feet; thence along a curve to the right, having a radius of 103.44 feet, a distance of 174.38 feet; thence S 39 degrees 56 minutes 57 seconds W. 47.81 feet; thence S 50 degrees 03 minutes 03 seconds E. 5.02 feet; thence S 39 degrees 56 minutes 57 seconds W. 114.97 feet to the north line of Billy C. Vaughn as recorded in Deed Book 1691, Page 671, Register's Office for Williamson County, Tennessee; thence leaving said right of way of Edmondson Pike and along the north line of said Vaughn, N 87 degrees 06 minutes 50 seconds W. 324.30 feet to the east line of said George O. Herbert, Jr.; thence along said east line N 12 degrees 33 minutes 34 seconds E, 460.78 feet to the point of beginning and containing 3.15 acres, more or less according to survey of John Kohl and Company, P.C. dated November 24, 2003.

BEING the same property conveyed to Michael L. Apple and wife, Melanie D. Apple by Warranty Deed from James Perry England dated 12/5/03 and recorded 12/5/03 in Book 3092, Page 381, Register's Office for Williamson County, Tennessee, and also recorded 12/11/03 in Instrument Number 20031211-0178045, Register's Office for Davidson County, Tennessee.

Taxes paid in Davidson County in Instrument Number 20120117-0004610.

MY MDA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate,

title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of January, 2012.

GRANTOR(S):

MICHAEL L. APPLE

Melanie D. Apple

MELANIE D. APPLE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael L. Apple and Melanie D. Apple**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of January, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00**.

Carmen Coats

AFFIANT

SWORN TO and subscribed before me this 19th day of January, 2012.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

J Brandon Miller

NOTARY PUBLIC
My commission expires: 9-9-2014