BILL GARRETT, Davidson County
Trans: T20120008912 DEEDWARR
Recvd: 02/06/12 12:36 2 pgs
Fees: 13.00 Taxes: 620.68
20120206-0010496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 167,750.00

Affiant

Subscribed and sworn to before me, this 24th day of January, 2012.

Notary Public

My commission expires: 6-5-2012

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN E. DREWNOWSKI **MARY G. BEVEL**	**FIRST AMERICAN REAL ESTATE TAX SERVICE**	**08412013800**
3208 KNOBDALE ROAD	**ATTN: ESCROW REPORTING** **CODE DFW 4-3**	
NASHVILLE, TN 37214	**1 FIRST AMERICAN WAY** **WESTLAKE, TX 76262**	
		FILE: ST10584

FOR AND IN 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 ACKNOWLEDGE, WE,

VALENTIN GRECU AND WIFE, ALINA GRECU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN E. DREWNOWSKI, AN UNMARRIED PERSON AND MARY G. BEVEL, AN UNMARRIED PERSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE MAP OF LINCOYA HILLS, OF RECORD IN BOOK 1835, PAGE 91, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 150 FEET ON THE EAST SIDE OF KNOBDALE ROAD AND RUNS BACK 200 FEET ON THE NORTH LINE AND 300 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 196.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO VALENTIN GRECU AND WIFE, ALINA GRECU FROM JEAN MURPHY BROOME BY WARRANTY DEED DATED 08/15/2002, AND RECORDED 08/30/2002 IN INSTRUMENT #20020830-0105435, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 3208 KNOBDALE ROAD, NASHVILLE, TN 37214.

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 in 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 24th day of January, 2012.

VALETIN GRECU

ALINA GRECU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, VALETIN GRECU and ALINA GRECU, the within named Grantors, 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, at office, this 24th day of January, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013