Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $51,300.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2012

Notary Public
My commission expires: 12-2-15

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

06-1201-74528

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronnie R. Smith / Mark A. Calvetti 1900 Woodsons Pt. Ct Mt Juliet TN 37122	New Owner	075-11-O-222.00

12/27/15

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eugenia Fiscu, unmarried, and Octavian S. Fiscu, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronnie R. Smith and Mark A. Calvetti, as tenants in common, hereinafter called the Grantees, their successors 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. 12-B, on the Plan of the Zone Lot Division of Lots Nos. 4 through 17 of The Meadows of Tulip Grove, Section I, of record in Plat Book 6250, Page 363, amending the Plan of record in Book 5200, Page 612 and amending the Plan of record in Book 6231, Page 154 , Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eugenia Fiscu and Octavian S. Fiscu, both unmarried, by deed from J. L. Kemp, married, dated March 31, 1998, recorded April 6, 1998, of record in Book 10872, Page 849, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 816 Bradley Place, Hermitage, TN 37076

Manuela Dana Fiscu, spouse of Grantor, Octavian S. Fiscu, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120010963 DEEDWARR
Recvd: 02/14/12 10:35 2 pgs
Fees:13.00 Taxes:189.81
20120214-0012825

WITNESS my hand this 10th day of February, 2012.

Eugenia Fiscu

Octavian S. Fiscu

Manuela Dana Fiscu

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eugenia Fiscu, Octavian S. Fiscu, and Manuela Dana Fiscu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 10th day of February, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

12-27-15

KATHLEEN A. TOWNSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
COMM. EXP. 12/27/15