WARRANTY DEED

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
[illegible] TN 37215

BILL GARRETT, Davidson County
Trans:T20120048223 DEEDWARR
Recvd: 06/29/12 15:05 2 pgs
Fees:13.00 Taxes:2516.00

20120629-0057456

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2012

KELLY ANN GALLAGHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriel Coltea and Helen Coltea	Renasant Bank	11616008600
(NAME)	(NAME)	
4014 Estes Avenue	2200 Abbott Martin Road Suite 103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, Jim Richie, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gabriel Coltea and Helen Coltea**, husband and wife, 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. 6 on the Map of Part 1, Wallace Subdivision, of record in Book 1424, Page 16, in Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to RFBR, LLC by Deed from Julie C. Roberts and husband, J. Allen Roberts, dated July 15, 2005 and filed of record on July 26, 2005 in Instrument Number 20061117-0143092, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Jim Richie, married, by Quitclaim Deed from RFPR, LLC, dated November 17, 2006 and filed of record on November 17, 2006 in Instrument Number 20061117-0143092, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4014 Estes Avenue, Nashville, TN 37215

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, has a good right to convey it and the same is 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 our hands this **29th** day of **June, 2012**

Jim Richie

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jim Richie** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **June, 2012**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: _____