WARRANTY DEED

BILL GARRETT, Davidson County

Trans: T20120054592 DEEDWARR

Recvd: 07/25/12 13:29 3 pgs

Fees: 18.00 Taxes: 536.50

20120725-0065347

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of July, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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
Elizabeth L. Thorneycroft	New Penn Financial	82-12-A-107 CO
(NAME)	(NAME)	
926 Woodland Street, Unit 107	4000 Chemical Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Plymouth Meeting, PA 19462	
(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, **Razvan Molotiu**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth L. Thorneycroft, married**, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY,TENNESSEE, BEING UNIT NO. 107 OF EAST END LOFTS CONDOMINIUM ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED AND UNDER MASTER DEED ESTABLISHING EAST END LOFTS CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20060803-0094710, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED ESTABLISHING EAST END LOFTS CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20061018-0129171 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT "D" TO SAID MASTER DEED AND FIRST AMENDMENT TO MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE SET FORTH IN EXHIBIT "E" TO SAID MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO RAZVAN MOLOTIU BY WARRANTY DEED FROM DERRICK C. BROWN, UNMARRIED, DATED JULY 31, 2008 AND FILED ON AUGUST 4, 2008 IN INSTRUMENT NUMBER 20080804-0080109, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The undersigned Heather Porter, spouse of Razvan Molotiu, joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and

interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

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 926 Woodland Street, Unit 107, Nashville, TN 37206

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 **18th** day of **July, 2012**

Razvan Molotiu by Jan Adams, As Attorney in Fact
Attorney in fact

Heather Porter by Jan Adams, As Attorney in Fact
Attorney in fact

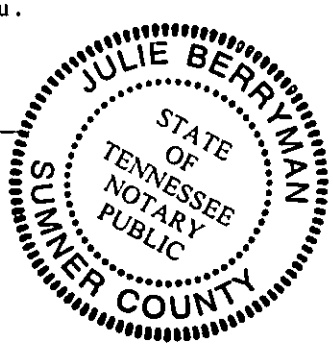
STATE OF TENNESSEE
COUNTY OF Davidson

On this the 18th day of July , 2012, before me personally appeared Jan Adams to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Razvan Molotiu as his Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said Razvan Molotiu .

WITNESS my hand and official seal at Nashville , Tennessee, this 18th day of July, 2012.

Julie Berryman
NOTARY

MY COMMISSION EXPIRES: 12/23/14



STATE OF TENNESSEE
COUNTY OF Davidson

On this the 18th day of July , 2012, before me personally appeared Jan Adams to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Heather Porter as his Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said Heather Porter .

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of July, 2012.

Julie Berryman
NOTARY

MY COMMISSION EXPIRES: 12/23/14

