File Box 8

PREPARED BY (AND RETURN TO):


# *WILKINS & IVEY*

*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*


W & I Ref:( _____ ) Title No: 51671
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Mihaela E. George<br>Marin George<br>1171 Pin Oak Lane<br>Brentwood, TN 37027 | New Owner |

**TAX MAP-PARCEL NUMBERS: 16202022300**

BILL GARRETT, Davidson County
Trans:T20120083262 DEEDWARR
Recvd: 11/01/12 10:46 2 pgs
Fees:13.00 Taxes:259.00
20121101-0100428

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$70,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Constantin Gheorghe, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Mihaela E. George and husband, Marin George hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Colemont Heights, Section 1, of record in Book 4300, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Constantin Gheorghe by deed from Bayview Loan Servicing, LLC, dated September 12, 2012, recorded October 18, 2012 in Instrument No. 20121018-0095645, Register's Office for Davidson County, Tennessee.

Subject property is not now and never has been the residence of the grantor herein, nor any spouse or assigns.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4300, Page 63, said Register's Office, to which plan reference is hereby made for a more complete description.

**This is improved property, known as: 196 Tusculum Road, Antioch, Tennessee 37013**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 23rd day of October, 2012.

Constantin Gheorghe

**State of** TENNESSEE

**County of** DAVIDSON

On this 23rd day of October, 2012, before me the undersigned authority, personally appeared Constantin Gheorghe , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Sworn and subscribed before me this the 23rd day of October, 2012

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013