WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2013

Notary Public

MY COMMISSION EXPIRES: 6-28-16
(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20130024017 DEEDWARR
Recvd: 03/25/13 10:56 2 pgs
Fees: 13.00 Taxes: 455.10
20130325-0029074

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Keelan W. Donovan	SAME	104-06-0A
(NAME)	(NAME)	(MAP)
3415 West End Avenue, #909D		097.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lucia Daiana Voiculescu, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Keelan W. Donovan, unmarried, and Martin J. Donovan, married, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 909D of Continental Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Continental Condominium, recorded in Plat Book 5200, pages 388 thru 401, said Register's Office, and described in a Master Deed recorded in Book 5862, page 589 as amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Continental Condominium, contained in the Master Deed recorded in Book 5862, page 589 as amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lucia Daiana Voiculescu, unmarried by Deed from Otto Kruse and wife, Ruth Kruse of record in Book 10724, page 329, Register's Office for Davidson County, Tennessee, dated December 12, 1997 and recorded on December 17, 1997.

3415 West End Ave. #909D, Nashville TN 37203

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3415 West End Ave. #909D, Nashville, Tennessee 37203

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 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 my/our hand(s) this 21 day of March, 2013.

LUCIA DAIANA VOICULESCU

Lucia Daiana Voiculescu

STATE OF New York
COUNTY OF New York

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lucia Daiana Voiculescu; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at New York ,(city) New York ,(state) on this the 21st day of March, 2013.

Notary Public

My Commission Expires: 12/19/2015

SHEENA PATRICE WONG SHUE
Notary Public, State of New York
Qualified in Kings County
No. 01WO6253490
My Commission Expires 12/19/15