Return To:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

NEW OWNER:

Derric Augusta
718 Maple Place
Nashville, TN 37216

SEND TAX BILLS TO:

NEW OWNER

Map 061
Group 05-0-A
Parcel 108.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0170

BILL GARRETT, Davidson County
Trans:T20130027539 DEEDWARR
Recvd: 04/04/13 14:04 3 pgs
Fees:18.00 Taxes:407.00
20130404-0033493

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($110,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TIBERIU MIKO** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DERRIC AUGUSTA, AN UNMARRIED MAN** ("Grantee"), it's successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot Number 7 on the Plan of Poplar Glen, Phase V of record in Plat Book 7900, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tiberiu Miko, married, by Cash Deed from The Secretary of Housing and Urban Development dated September 7, 2012, and of record in Instrument No. 20120914-0083705, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 718 Maple Place, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that

the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of March, 2013.

TIBERIU MIKO

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TIBERIU MIKO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of March, 2013.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$110,000.00**.

Brandie L Turner
AFFIANT

Sworn to and subscribed to before me this 9th day of March, 2012.

Sheri L Morgan
NOTARY PUBLIC

My commission expires: 1/24/17

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY