BILL GARRETT, Davidson County
Trans:T20130041462 DEEDWARR
Recvd: 05/17/13 14:11 2 pgs
Fees:13.00 Taxes:68.45

20130517-0050112

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| George R. Wauford and wife, and Linda B. Wauford | Same as new owner | 06409002900 |
| | (NAME) | |
| 4051 Old Hickory Blvd. (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Iunian Gherghescu, acting by and through his conservator, Guardianship and Trust Corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George R. Wauford and wife, and Linda B. Wauford, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE CENTER OF 50 FOOT PORTION OF LOTS NOS. 30, 31 AND 32, BLOCK K, ON THE PLAN OF HADLEY'S BEND CITY IN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTHEASTERLY CORNER OF SAID TRACT; 50-FEET WEST OF CHURCH STREET ON THE NORTHERLY SIDE OF COMMERCE STREET AND PROCEEDING NORTH 70 DEG. 24 IN. WEST 57.33 FEET PARALLEL TO COMMERCE STREET; NORTH 1 DEG. 17 MIN. EAST 70 67 FEET; NORTH 88 DEG. EAST 50 FEET; SOUTH 1 DEG. 32 MIN. EAST 91.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.97 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO IUNIAN GHERGHESCU AND DOINA GHERGHESCU BY DEED FROM IUNIAN, LLC, OF RECORD BY INSTRUMENT NO. 20040212-0016844 AND BEING A PORTION OF THE PROPERTY FURTHER CONVEYED TO IUNIAN GHERGHESCU BY DEED FROM DOINA GHERGHESCU OF RECORD BY INSTRUMENT NO. 20111027-0083770, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. GUARDIANSHIP & TRUST CORPORATION EXECUTES THIS INSTRUMENT PURSUANT TO ORDER APPOINTING CONSERVATOR FOR IUNIAN GHERGHESCU NO. 06P-1157 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 202 Commerce Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

**WARRANTY DEED**
(Continued)

Witness my/our hand(s) this ~~15th~~ 16th day of May, 2013.

Iunian Gherghescu

Iunian Gherghescu, by Guardianship and Trust Corporation, his conservator

By Paula Reed

Paula Reed, its

Chief Operating Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula Reed, who acknowledged that she executed the within instrument in her capacity as the Chief Operating Officer of Guardianship and Trust Corporation, who is the conservator for Iunian Gherghescu. She further acknowledged that Guardianship and Trust Corporation was executing this instrument in its capacity as the conservator for Iunian Ghergheseu. Paula Reed further acknowledged that she was authorized to execute this instrument on behalf of Guardianship and Trust Corporation and that Guardianship and Trust Corporation was authorized to execute this instrument on behalf of Iunian Ghergheseu.

Witness my hand and seal, at office in ~~Goodlettsville~~ Nashville, TN, Tennessee, this 16TH day of May, 2013.

Netta Mashburn

Notary Public

My Commission Expires: July 6, 2015

NETTA MASHBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072