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: 52712
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Hailemicael Melles<br>8084 Sawyer Brown Road<br>Nashville, TN 37221 | Branch Banking and Trust Company<br>223 West Nash Street<br>Wilson, North Carolina 27893 |

**TAX MAP-PARCEL NUMBERS: 128-14-003.00**

BILL GARRETT, Davidson County
Trans:T20130060569 DEEDWARR
Recvd: 07/16/13 14:09 2 pgs
Fees:13.00 Taxes:666.00
20130716-0073521

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$180,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Christ J. Mironescu, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Hailemicael Melles 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. 3 on the Plan of Harpeth Park, Section One, of record in Book 3600, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marie Mironescu by deed from James L. Moore and Ruth P. Moore, dated September 8, 2000, recorded September 20, 2000 in Instrument No. 20000920-0093463, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Anton Mironescu and wife, Marie Mironescu by Quitclaim Deed from Marie Mironescu, dated August 5, 2003, recorded August 12, 2003 in Instrument No. 20030812-0115264, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Christ J. Mironescu by Quitclaim Deed from Anton Mironescu and wife, Marie Mironescu, dated April 3, 2006, recorded April 6, 2006 in Instrument No. 20060406-0039984, re-recorded in Instrument No. 20061120-0143729, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600 Page 92, said Register's Office, which Plan shows a 50 foot minimum building setback line from Sawyer Brown Road, amended to 45 feet in Book 4369, Page 143, said Register's Office, and an easement for public utility and drainage purposes along the rear line of said lot and a 30 foot minimum setback line from an unnamed street; a utility easement along the northerly sideline, and an easement for overhang along the southwesterly front corner of said lot.

**This is improved property, known as: 8084 Sawyer Brown Road, Nashville, Tennessee 37221**

**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 12th day of July, 2013.

Christ J. Mironescu

**State of** TENNESSEE
**County of** DAVIDSON

On this 12th day of July, 2013 , before me the undersigned authority, personally appeared Christ J. Mironescu, 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

**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 $180,000.00

Affiant

Sworn and subscribed before me this the 12th day of July, 2013

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017