Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

M. S. Hart
Affiant

Subscribed and sworn to before me, this the 9th day of August, 2013.

Notary Public

My commission expires: 5-3-16
(AFFIX SEAL)

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130072143 DEEDWARR
Recvd: 08/21/13 09:40 2 pgs
Fees:13.00 Taxes:795.50
20130821-0087991

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amanda Vannaken	Peoples Home Equity	Map 114-08-0-C Parcel 111-00CO
7277 Charlotte Pike #324	5205 Maryland Way	
Nashville, TN 37209	B'wood TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jon K. Dumitru and Kathleen E. P. Dumitru, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Vannaken, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 107 on the Plan of West Park, Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code annotated, and as established by Declaration of Covenants, Conditions and Restrictions and by-laws of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812, and Instrument No. 20060202-0013378, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon K. Dumitru and Kathleen E. P. Dumitru, husband and wife, by Deed from Jeremy M. Oryhon and Ana V. Oryhon, husband and wife, of record in Instrument No. 20080715-0072405, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Jon K. Dumitru and Kathleen E. P. Dumitru, pursuant to a Power of Attorney executed by same on the 8 day of August, 2013, of record in Instrument No. * Register's Office for Davidson County, Tennessee.

*20130821-0087990

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit "B" to the Second Supplement to the Declration of record in Instrument No. 20060202-0013378, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters shown on the Boundary Plats in Instrument No. 20040624-0075136, and in Instrument No. 20060202-0012968, Register's Office for Davidson County, Tennessee.

3) Grant of Overhang Easement for electric power lines in Book 6301, Page 684, Register's Office for Davidson County, Tennessee.

4) Storm Water Detention Agreement in Instrument No. 20030530-0073233 and in Instrument No. 20051123-0141922, Register's Office for Davidson County, Tennessee.

5) Conveyance of common area to West Park Homeowners Association, Inc., in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee.

6) Declaration of Covenants, Conditions and Restrictions and By-Laws of West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, and Amendment and Supplement in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee.

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **7277 Charlotte Pike #324, Nashville, TN 37209**

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 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 **9th** day of **August, 2013.**

Jon K. Dumitru
by Kathy Hand, Attorney-in-Fact
Jon K. Dumitru by Kathy Hand, Attorney-in-Fact

Kathleen E. P. Dumitru
by Kathy Hand, Attorney-in-Fact
Kathleen E. P. Dumitru by Kathy Hand, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **9th** day of **August, 2013,** before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Jon K. Dumitru and Kathleen E. P. Dumitru** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jon K. Dumitru and Kathleen E. P. Dumitru**, for the purpose therein contained, by signing the name of **Jon K. Dumitru and Kathleen E. P. Dumitru,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **August, 2013.**

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.