Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of September, 2013.

Notary Public

DEBORAH DEOKIE SINGH
Notary Public - State of New York
No. 01SI6244690
Qualified in Kings County
My Commission Expires July 11, 2015

Commission Expiration:

Davidson County DEEDWARR
Recvd: 09/05/13 14:17 3 pgs
Fees:18.00 Taxes:523.55
20130905-0093952

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Erika Hargrove 1345 Goodmorning Dr. Nashville, TN 37207	SAME AS NEW OWNER.	-041030A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dorival N. Dumitru and wife, Mariana Mendonca Dumitru, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erika Hargrove, an unmarried woman 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:

Property known as 1345 Goodmorning Dr. Nashville, TN 37207, County of Davidson

Land in Davidson County, Tennessee, being Lot no. 1 on the Plan of Section One, Vantage Pointe, of record in Plat Instrument No. 20031017-0154221, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dorival N. Dumitru and wife, Mariana Mendonca Dumitru by deed from General Construction Company, Inc. dated 8/27/2004 filed of record in Instrument No. 20040917-0112254, said Register's Office.

Tax Map and Parcel ID is as follows 041030A00100CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1345 Goodmorning Dr., Nashville, TN 37207

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 unemcumbered, 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 hand this 3rd day of September, 2013.

Dorival N. Dumitru

Mariana Mendonca Dumitru

STATE OF New York

COUNTY OF Kings

On this 3rd day of September, 2013, before me personally appeared Dorival N. Dumitru and wife, Mariana Mendonca Dumitru, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of September, 2013.

Notary Public

Commission Expiration:

DEBORAH DEOKIE SINGH
Notary Public - State of New York
No. 01SI6244690
Qualified in Kings County
My Commission Expires July 11, 2015

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016