BILL GARRETT, Davidson County
Trans:T20130106253 DEEDWARR
Recvd: 12/20/13 15:54 5 pgs
Fees:28.00 Taxes:111.00
20131220-0128915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Jodi Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of ~~August, 2012~~ December 2013

Jessica F. Sparnell
Notary Public

MY COMMISSION EXPIRES: 07-24-2017
(AFFIX SEAL)

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sebastian Oprea and Carmen Monica Oprea	NEW OWNER	147030B04400CO
(NAME)	(NAME)	
370 Wallace Road D30		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Jeffry Edward, an unmarried person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sebastian Oprea and Carmen Monica Oprea, husband and wife**, 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. D-30, of Southern Hills Condominium created under Title 64, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, to which reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Jeffry Alan Edward by deed from Salim Altaie and Sinan Altaie, dated September 30, 2010 of record in Instrument No. 20101019-0083621, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Salim Altaie, Sinan Altaie and Jeffry Alan Edward by deed from Brian A. Fadden, dated June 21, 2010 of record in Instrument No. 20100629-0050835, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 370 Wallace Road D30, Nashville, TN 37211

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, has 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 our hands this ~~31st~~ 19th day of ~~August~~ December, ~~2012~~ 2013

Jeffry Edward by Sinan Altaie Attorney in Fact

Jeffry Edward by Sinan Altaie, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Sinan Altaie**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Jeffry Edward**, and who acknowledged that she executed the same as the free act and deed of the said **Jeffry Edward**, by virtue of a Power of Attorney, duly executed and appearing as Exhibit "A".

Witness my hand and official seal, this ~~31st~~ 19th day of ~~August~~ December, ~~2012~~ 2013

Notary Public

My commission expires:

JESSICA F. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

This deed was reexecuted to correct a conveyance that was to take place on ~~August~~ August 31, 2012 between both parties.

Exhibit "A"

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I/we, **Jeffry Alan Edward,** have made, constituted and appointed, and by these presents do make, constitute and appoint **Sinan A. Altaie**, my/our true and lawful attorney, for me and in my name, place and stead, to bargain, sell, transfer, grant, mortgage, re-finance, pledge, purchase, convey, acquire, and/or procure title to the real property located at **370 Wallace Rd #D30 Nashville, TN 37211**, and described as follows:

See attached Exhibit "A"

My said attorney shall complete the real estate transaction agreed to by me for such consideration as my attorney shall deem most for my advantage and profit. My attorney shall make, execute and sign all necessary deeds, deeds of trust, mortgages, closing statements, contracts, notes, and other documents necessary and incident to the performance of the powers granted herein and shall seal, acknowledge and deliver the same, and she shall pay, deliver, accept and receive sums of money or other consideration on account of said transaction.

My attorney shall perform all and every other act or acts needful and necessary to be accomplished in and about the premises, as fully, largely, and amply, to all intents and purposes, as I might or could do if acting personally. My attorney is also granted the powers enumerated in the Durable Power of Attorney Act (Tenn. Code Ann. § 34-6-101 to 110) and are incorporated herein, but only insofar as to effectuate the transaction of the real property described above. This power of attorney shall not be affected by subsequent disability or incapacity of the principal(s). And, I hereby ratify and confirm all lawful acts done by my said attorney by virtue hereof.

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. This Power of Attorney shall expire in one hundred eighty (180) days from the date written below.

J.E SM

IN WITNESS WHEREOF, I have hereunto set my signature, on this 18 day of June, 2012.

Jeffry Edward

Jeffry Alan Edward

PROVINCE
STATE OF ONTARIO

COUNTRY
COUNTY OF CANADA

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeffry Alan Edward** the within named bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of June, 2012.

E. McLeod

Notary Public
My Commission Expires April 16, 2013

This Instrument Was Prepared By
and Record & Return To:
Foundation Title and Escrow, LLC
30 Burton Hills Blvd, Ste. 175
Nashville, TN 37215

**Eva McLeod, a Commissioner, etc.,
Province of Ontario,
for Chayanika Dutta,
Barrister and Solicitor
Expires April 16,2013.**

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. D-30, of Southern Hills Condominium created under Title 64, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, to which reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

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