WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 2014 Notary Public MY COMMISSION EXPIRES: SEP 2 0 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140039168 DEEDWARR
Recvd: 06/04/14 10:47 3 pgs
Fees: 18.00 Taxes: 484.70
20140604-0048304

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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
Taylor Properties I, LLC	Taylor Properties I, LLC	135-12-OE-298-00-CO
(NAME)	(NAME)	
2620 Nashboro Blvd	P.O. Box 7215	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Spreckels, CA 93962	
(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, **Christina A. Salajanu**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Properties I, LLC, a general partnership**, 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. 298, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as described in the Declaration of Covenants, Conditions and Restrictions in Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Book 11703, page 520, Instrument Number 20000316-0027171; Instrument Number 20010322-0027768; Instrument Number 20050222-0018813; Instrument Number 20050222-0018814 and Instrument Number 20031118-0168332, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ioan G. Salajanu and wife, Cristina A. Salajanu by Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company dated February 28, 2006, of record in Instrument No. 20060301-0023578, Register's Office for Davidson County, Tennessee. FURTHER being the same property conveyed to Cristina A. Salajanu, married by Quitclaim Deed from Ioan G. Salajanu and Cristina A. Salajanu, husband and wife dated December 19, 2008, of record in Instrument No. 20081229-0122899, Register's Office for 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 2620 Nashboro Blvd, Nashville, TN 37217

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 **30th** day of **May, 2014**

Christina A. Salajanu

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, **Christina A. Salajanu**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **May, 2014**

Notary Public

My commission expires: May 30, 2017

JEANETTE HORVAY
My Commission Expires
May 30, 2017

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

JURAT WITH AFFIANT STATEMENT

State of Texas
County of Harris } ss.

☐ See Attached Document (Notary to cross out lines 1–7 below)
☐ See Statement Below (Lines 1–7 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6
7

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me
this 30 (*Date*) day of May (*Month*), 2014 (*Year*), by

Christina A. Salajanu
Name of Signer No. 1

Name of Signer No. 2 (if any)

Jeanette Horvay
Signature of Notary Public

JEANETTE HORVAY
My Commission Expires
May 30, 2017

Place Notary Seal/Stamp Above

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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