WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140054167 DEEDWARR
Recvd: 07/28/14 09:42 2 pgs
Fees:13.00 Taxes:1184.00
20140728-0066591

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Logan C. Dumitrescu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrei B. Dumitrescu	JP Morgan Chase Bank	
(NAME)	(NAME)	
209 Trace Park Court W	1820 E. Sky Harbor S Flr. 2	155-16-A-70
(ADDRESS)	AZ1-2555 (ADDRESS)	
Nashville, TN 37221	Phoenix, AZ 85034-9701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ANTHONY PLA' AND ANN B. PLA', HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREI B. DUMITRESCU AND LOGAN C. DUMITRESCU,** 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 Lot 109, TRACESIDE, SECTION TWO, as shown on plat of record in Plat Book 7900, Pages 980 and 981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony Pla' and wife, Ann B. Pla' by Warranty Deed from Centex Real Estate Corporation, recorded on the 5th day of February, 1996 in Deed Book 9937, Page 670, in the Register's Office of Davidson County, Tennessee. Anthony Pla" and Ann B. Pla' have since divorced.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 7900, Page(s) 980 and 981, said Register's Office; and (c) restrictive covenants of record in Book 9435, Page 493, amended in Book 9677, Page 675, said Register's Office; (d) by-Laws of Traceside Homeowner's Association Inc. recorded in Book 9668, Page 899, said Register's Office; (e) Articles of Incorporation of Traceside Homeowner's Association Inc. , recorded in Book 9668, Page 894, said Register's Office; (f) Deed of Conveyance as to Common Area recorded at Instrument No. 200003290031454, said Register's Office; (g) Easement for Water Line, recorded in Book 9306, Page 279, said Register's Office and Easement for Right of Way, recorded in Book 3533, Page 299, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 209 Trace Park Court W, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 25th day of July, 2014.

Anthony Pla'

Ann B. Pla'

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Pla' and Ann B. Pla', the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of July, 2014.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

Notary Public