WARRANTY DEED

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/2/18
(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
Nadya Geneizer and Cornel Ciubotaru		
(NAME)	(NAME)	141-14-A-32
7709 Hansrote Cove		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MATTHEW R. HILK AND WIFE, MARGOT FEINTUCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NADYA GENEIZER AND CORNEL CIUBOTARU, WIFE AND HUSBAND,** 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 32, HANOVER PARK OF SHEFFIELD, as shown on plat of record in Plat Book 9700, Pages 154-156, 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 Matthew R. Hilk and wife, Margot Feintuch by Warranty Deed from Barrett Clifford Hester and wife, Andrea Cobrin Hester, recorded on the 26th day of January, 2007 in Instrument No. 20070126-0011125, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 9700, Page(s) 154-156 and Boundary Plat recorded in Plat Book 7900, Page 999, said Register's Office; and (c) restrictive covenants of record in Book 10020, Page 110, Book 10301, Page 178 and Book 10640, Page 950, said Register's Office; (d) Charter of Homeowners Association recorded in Book 10024, Page 619, said Register's Office; (e) Easement for Driveway, recorded in Book 10464, Page 32, said Register's Office; (f) Easement for 50' Right of Way - Road/Utilities, recorded in Book 3817, Page 891, said Register's Office; (g) Conveyance of open space and common areas recorded in Book 10907, Page 505, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7709 Hansrote Cove, 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.

Davidson County DEEDWARR
Recvd: 09/29/14 16:12 2 pgs
Fees:13.00 Taxes:1017.50
20140929-0089686

Witness our hands this 29 day of September, 2014.

Matthew R. Hilk

Margot Feintuch

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 Matthew R. Hilk and Margot Feintuch, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of September, 2014.

Commission expires:

Notary Public

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

I, the undersigned, 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.

Debra Sargent

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state ~~PETER WEISS~~ Debra Sargent & who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY