Please Record & Return to:
Faith Title & Escrow, Inc.
2236 New Hope Road
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140073200 DEEDWARR
Recvd: 09/30/14 09:41 2 pgs
Fees:13.00 Taxes:364.45
20140930-0089876

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner JQ

The actual consideration or value, whichever is greater, for this transfer is $98,500.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2014.

Notary Public

My commission expires: 10/24/17

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CAMERON FRAZIER	**NEW OWNER**	**03405008500**
212 ALTA LOMA RD	**212 ALTA LOMA RD**	
MADISON, TN 37115	**MADISON, TN 37115**	

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 ACKNOWLEDGE, WE,

FLORIN DUMITRESCU and GINA DUMITRESCU, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAMERON FRAZIER, A SINGLE MAN

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:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known as follows: Land in Davidson County, Tennessee, being part of Lot 19 on the Plan of Bransford Realty Company's Alta Loma Subdivision as recorded in Plat Book 421, Page 44, of the Davidson County Register's Office, and being more particularly described by survey of Campbell Surveying Co., dated 6119/81 as follows: Beginning at a point in the new south margin of Alta Loma Drive, being the new northeast corner of this tract, thence in a westwardly direction along a curve to the left a distance of 54.80 feet to the northwest corner of this tract, thence in a southwardly direction along the west line of this tract a distance of 226.60 feet to the southwest corner of this tract, thence in an eastwardly direction along the 226.60 feet to the southwest corner of this tract, thence in an eastwardly direction along the south line of this tract a distance of 50.00 feet, thence in a northwardly direction a distance of 227.20 feet to the point of beginning. Being the same property as conveyed from Tim Carver, an unmarried man to Dorothy Bradford, an unmarried woman, as described in Doc# 20070904-0106144, Dated 08/29/2007, Recorded 09/04/2007 in DAVIDSON County Record

BEING THE SAME PROPERTY CONVEYED TO FLORIN DUMITRESCU AND GINA DUMITRESCU BY SPECIAL/LIMITED WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, DATED 07/02/2010 AND RECORDED ON 08/24/2010 IN INSTRUMENT NUMBER 20100824-0066754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 212 ALTA LOMA RD, MADISON, TN 37115.

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 in 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 my/our hand(s) this 26th day of September, 2014.

FLORIN DUMITRESCU

GINA DUMITRESCU

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, FLORIN DUMITRESCU and GINA DUMITRESCU, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY