(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001360 DEEDWARR
Recvd: 01/07/15 10:13 2 pgs
Fees:13.00 Taxes:830.28
20150107-0001615

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $224,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF JANUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7248P PETCU

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David Petcu and Julie Petcu	New Owner	142090B82100CO
6555 Jocelyn Hollow Road		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. DAVID PEARSON, UNMARRIED

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

DAVID PETCU AND WIFE JULIE PETCU

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 821 General George Patton Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 5th day of January, 2015.

J. David Pearson

BY: Jim R. Vanderpool, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 5th day of January, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of J. David Pearson for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of J. David Pearson.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 821, together with the carport designated 821-C, on the plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, of record in Book 5200, Pages 145 and 146, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part of by reference.

Being the same property conveyed to J. David Pearson, unmarried by Warranty Deed from Melissa Fisher White by and through John Fisher, Attorney In Fact, recorded on the 16th day of June, 2014 in Instrument No. 20140616-0052399, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of J. David Pearson pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20150107-0001614, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION 5, TOGETHER WITH CARPORT DESIGNATED 821-C, RIVER PLANTATION CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 145 and 146 and Boundary Plat recorded in Plat Book 5200, Page 135, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of River Plantation Section V Corporation recorded at Instrument No. 20130409-0035151.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION CONDOMINIUM of record in Book 5410, Page 248; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.