BILL GARRETT, Davidson County
Trans:T20150003119 DEEDWARR
Recvd: 01/13/15 15:11 3 pgs
Fees:18.00 Taxes:151.70
20150113-0003613

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Madalina Moreno 945 Coarsey Drive Nashville, TN 37217	New Owner	Map 107-13-0A Parcel 45.00CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

WARRANTY D E E D

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Merli Moreno (hereinafter referred to as "Grantor"), has bargained and sold and by these presents does hereby sell, bargain, and convey and convey to Madalina Moreno (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being Unit No. 945, in Four Maples Condominium, a Horizontal Property Regime as shown on the Plat of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5657, Page 438, and as corrected in Book 5660, Page 185 and Book 9263, Page 512, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Merli Moreno by Deed from G & C Brothers, LLC in Instrument 20120525-0045747, Register's Office for Davidson County, Tennessee

This is improved real property commonly known as 945 Coarsey Drive, Nashville, Tennessee 37217.

This conveyance is subject to the following:

1. Taxes for the year 2014 and 2015 for Davidson County, Tennessee, which are not yet due and payable.

2. Plat of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee, and all matter shown therein.

3. Master Deed and restrictive covenants of record in Book 5657, Page 438 as corrected in Book 5660, Page 185 and Book 9263, Page 512, Register's Office for Davidson County, Tennessee.

4. Charter of record in Book 5853, Page 14, Register's Office for Davidson County, Tennessee.

5. Deed of Trust of record in Instrument 20120525-0045748, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $41,000.00.
(
(
(
(Subscribed and sworn to before me
(this 9th day of Jan 2015.
(
(
(
(My Commission Expires:_____
(

MERI MOREND
Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of January, 2015.

MERLI MORENO
MERLI MORENO

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Merli Moreno whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 9th day of January, 2015.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____