QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20150007971 DEEDQC
Recvd: 02/02/15 11:20 2 pgs
Fees: 12.00 Taxes: 0.00

20150202-0009455

State of ~~Tennessee~~ Alabama
~~County of Davidson~~ At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of ~~February, 2015~~ January, 2015

Notary Public

MY COMMISSION EXPIRES: 4/3/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Liviu Ilea	Regions Bank dba Regions Mortgage	163-02-0A/59.00
(NAME)	(NAME)	
5189 Highlander Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Hermina Ilea, unmarried,** hereinafter called the Grantor(s), have quitclaimed unto **Liviu Ilea,unmarried** hereinafter called the Grantee(s), its 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 No. 214 on the Final Plat of Hickory Highland Place, Section 3, phase 2 of record in Instrument No. 20060803-0107347, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Liviu Ilea and Hermina Ilea, unmarried persons as joint tenants with right of survivorship by deed from Jerry Butler Builders, LLC dated May 25, 2007 and filed for record May 30, 2007 as Instrument NO. 20070530-0063727 in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5300 Ballard Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this ~~16th~~ 29th day of ~~February~~ January, 2015.

Hermina Ilea

State of ~~Tennessee~~ Alabama
~~County of Davidson~~ At Large

Personally appeared before me Hermina Ilea, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence to the the person described in and who executed who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~16th~~ 29th day of ~~February~~ January, 2015.

Notary Public ~~Judy Jacobs~~
My Commission Expires 4/2/2018

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 212
Nashville, TN 37211

File No.: 201501007