(1)

BILL GARRETT, Davidson County
Trans: T20150008804 DEEDWARR
Recvd: 02/04/15 10:44 2 pgs
Fees: 13.00 Taxes: 148.00
20150204-0010474

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF ~~HAWAII~~ Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th~~ 2nd day of ~~January~~ February, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adrian Ifrim	Adrian Ifrim	052160A05900CO
(NAME)	(NAME)	
1301 Neelys Bend Road, Condominium 059	104 Cresthaven Ct	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Elizabeth White Carson Trustee of the Elizabeth White Carson revocable trust dated 4/26/2011**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Adrian Ifrim and Wife, Anca Ifrim**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. G-59, Neely's Bend Condominiums, a Horizontal Property Regime of record in Plat Book 5200, Page 200, filed as Exhibit "A-1" to and established by the Master Deed and By-Laws filed for record in Book 5483, Page 86, By-Laws as amended of record in Instrument 200207050080848 and of record in Instrument 200405270062519, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Elizabeth White Carson, Trustee, or any successors in trust, under the Elizabeth White Carson Trust, a revocable trust, dated April 26th, 2011 by Warranty Deed dated 05/10/2011 from Elizabeth White Carson, formerly known as Patricia Elizabeth White, an unmarried person of record in Instrument 20110608-0043761, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 200, said Register's Office.

Rules and Regulations of record in Book 8277, Page 314, said Register's Office.

Master Deed and By-Laws filed for record in Book 5483, Page 86, By-Laws as amended of record in Instrument 200207050080848 and of record in Instrument 200405270062519, said Register's Office.

Permanent Utility Easement of record in Instrument 200406240075203, said Register's Office.

Charter of record in Book 5476, Page 765, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1301 Neelys Bend Road, Condominium 059, Madison, TN 37115
(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 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 this 30th day of January, 2015.

Elizabeth White Carson, Trustee

Elizabeth White Carson, Trustee

State of Hawaii
County of Honolulu

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth White Carson with ~~whom I am personally acquainted and~~ who proved herself to be the Trustee of Elizabeth White Carson revocable trust dated 4/26/2011, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Notary Public, State of Hawaii Kerra Wong
My Commission Expires: 10/31/2016

KERRA WONG NOTARY 04-620 PUBLIC STATE OF HAWAII

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Doc. Date: January 30, 2015 # Pages: 2
Name: Kerra Wong 1st Circuit
Doc. Description: Warranty Deed (Stamp or Print)

01/30/2015
Signature Date
NOTARY CERTIFICATION

KERRA WONG NOTARY 04-620 PUBLIC STATE OF HAWAII