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

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20150024791 DEEDWARR
Recvd: 04/06/15 10:09 2 pgs
Fees:13.00 Taxes:814.00
20150406-0029349

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Chris Lind
Affiant

Subscribed and sworn to before me, this 1st day of April, 2015.

Connie L. Timbs
Notary Public
My commission expires: 2-4-2019

05-1502-66491

Address of New Owner:	Send Tax Bills to:	Tax Information
Anca Ifrim	Anca Ifrim	033-00-0-111.00
104 Cresthaven Court	104 Cresthaven Court	
Hendersonville, TN 37075	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry C. Gillihan and wife, Cynthia Gillihan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anca Ifrim and Adrian Ifrim, wife and husband hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being a portion of Lot No. 6 on the map of a subdivision of Lot No. 6 on the Plan of the Eppie Cunningham Lands and an 80 acre tract marked "Nancy A. Garrett" on said Plan as of record in Book 58, page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description, and further described according to a survey dated October 2, 1989 by Rocky Montoya, Registered Land Surveyor, License No. 697, as follows:

BEGINNING at an iron pin in the southerly margin of Dickerson Pike (US 41 and US 31 W), at its intersection with Campbell Road; thence, with the southerly margin of Dickerson Pike N 59 deg. 54 min. 02 sec. E 160.00 feet to an iron pin, a corner to the property conveyed to Mrs. Georgie O. Hardcastle of record in Book 2591, page 263,
Register's Office for Davidson County, Tennessee; thence with the line of Hardcastle S 01 deg. 34 min. 48 sec. W 245.00 feet to an iron pin, a common corner to Hardcastle, the property conveyed to J. B. Callis of record in Book 5011, page 326, said Register's Office and this property; thence, with the line of Callis S 89 deg. 47 min. 56 sec. W 138.00 feet to an iron pin in the easterly margin of Campbell Road; thence with said margin of said road N 02 deg. 11 min. 47 sec. E 165.27 feet to the point of beginning.

Being the same property conveyed to Jerry C. Gillihan and wife, Cynthia Gillihan, and David E. Gillihan by deed from Morey Schwartz and wife, Rhea T. Schwartz, dated August 8, 1988, recorded August 12, 1988, of record in Book 7625, Page 326, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jerry C. Gillihan and wife, Cynthia Gillihan by deed from David E. Gillihan and wife, Kathy Gillihan, dated June 30, 2005, recorded July 6, 2005, of record in Instrument No. 20050706-0077144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 570 West Campbell Road, Goodlettsville, TN 37072 a/k/a 1228 South Dickerson Pike, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of April, 2015.

X _____
Jerry C. Gillihan

X _____
Cynthia Gillihan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry C. Gillihan and Cynthia Gillihan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 1st day of April, 2015.

_____
State of Tennessee at Large

RUTH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires 4/17/16