G-27276-4
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20150042248 DEEDWARR
Recvd: 06/01/15 10:24 2 pgs
Fees:13.00 Taxes:1600.99
20150601-0050258

Box 14

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1421

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachel Twyford 4629 Mountainview Drive Nashville, TN 37215 ,	Franklin American Mortgage Co. 501 Corporate Centre Drive S/400 Franklin, Tennessee 37067	145-02-0-058.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $432,700.00

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2015.

Notary Public
My Commission Expires: 11/6/17
(Affix Seal)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Calin Neculcea and wife, Mihaela Neculcea,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rachel Twyford, a single woman,** hereinafter called the Grantees, their heirs and 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 the southerly one-half of Lot No. 25 on the Plan of Zone Lot Division Lot 25 Tyne Crest of record in Book 5210, page 133, said Register's Office, amended by Surveyor's Certificate of Correction of record in Book 5429, page 404, Register's Office for said County and further amended in Book 5800, page 179, said Register's Office.

Said southerly one-half of said Lot No. 25 fronts 60 feet on the westerly margin of Mountainview Drive and extends back between lines measuring 436.88 feet on the southerly line, 443.21 feet on the northerly line to a line in the rear measuring 122.97 feet thereon.

Being the same property conveyed to Calin Neculcea and spouse, Mihaela Neculcea by Warranty Deed from Sylvia Gografe and spouse, Robert K. Gografe, dated October 29, 2010, recorded November 3, 2010, of record in Instrument No. 20101103-0088261, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4629 Mountainview Dr., Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **May, 2015.**

GRANTOR(S)

Calin Neculcea

Mihaela Neculcea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Calin Neculcea and Mihaela Neculcea** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **29th** day of **May, 2015.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016