BILL GARRETT, Davidson County
Trans:T20150064917 DEEDWARR
Recvd: 08/05/15 13:28 2 pgs
Fees:13.00 Taxes:516.15
20150805-0077956

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $139,500.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2015.

Notary Public

My commission expires: My Commission Expires Apr. 17, 2019

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CUMBERLAND JO-ANN J BICKEL

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey S. Bailey	New Owner	**00900017700**
7717 Wilkinson Rd		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Florin Dumitrescu and Gina Dumitrescu, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey S. Bailey

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, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 1984, and known as Job No. 84-237 as follows:

Tract 6

Beginning at an iron pin in the westerly margin of Wilkenson Road at the southeast corner of this tract and being 1213.47 feet northwardly from the northern line of the John W. Kincor property of record in Deed Book 5079, Page 173, R.O.D.C., TN., as measured along the margin of Wilkenson Road: thence leaving said road S 86 degrees 57 minutes 50 seconds W 1686.57 feet to an iron pin in a fence; thence with fence the following calls: N 27 degrees 46 minutes 29 seconds E 151.26 feet to an iron pin; thence N 56 degrees 06 minutes 46 seconds W 525.95 feet to a point in the center of a creek; thence with the center of the creek N 51 degrees 58 minutes 50 seconds E 44.50 feet to a point; thence leaving the creek N 88 degrees 07 minutes 36 seconds E 993.79 feet to an iron pin; thence S 02 degrees 27 minutes 17 seconds E 235.00 feet to an iron pin; thence N 87 degrees 41 minutes 56 seconds E 967.39 feet to an iron pin in the margin of said Wilkenson Road; thence with the road the following calls: S 21 degrees 05 minutes 28 seconds E 81.87 feet to a point; thence S 14 degrees 21 minutes 13 seconds 54.86 feet to a point; thence S 44 degrees 10 minutes 17 seconds E 65.45 feet to a point; thence S 05 degrees 58 minutes 56 seconds W 16.88 feet to the point of beginning, containing 13.01 acres, more or less.

Being the same property conveyed to Florin Dumitrescu and Gina Dumitrescu, by Special Warranty Deed from Beneficial Tennessee, Inc., dated 03/10/2014 and recorded on 03/21/2014 in Instrument Number 20140321-0023465, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 7717 Wilkinson Rd, Joelton, TN 37080.

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 in 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. 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/our hand(s) this 24th day of July, 2015.

Florin Dumitrescu

Gina Dumitrescu

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Florin Dumitrescu and Gina Dumitrescu, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016