NEW OWNER:

Timothy Joseph Petcu
Emily Jane Lay-Petcu
6920 River Ridge Drive
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0979

Map 141 Group 15-0-C Parcel 027.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20150086648 DEEDWARR
Recvd: 10/12/15 11:17 2 pgs
Fees: 13.00 Taxes: 925.00

20151012-0103559

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEREK B. SMITH AND WIFE, LAUREN SMITH**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TIMOTHY JOSEPH PETCU AND EMILY JANE LAY-PETCU, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 140 on the Plan of Rolling River Estates, Phase 5, of record in Plat Book 5800, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Derek B. Smith and wife, Lauren Smith, by Warranty Deed from Gantt Neil and wife, Mandy Neill, dated May 15, 2012, and of record Instrument No. 20120518-0043143, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 6920 River Ridge Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9 day of **October, 2015**.

DEREK B. SMITH

LAUREN SMITH By: DEREK B. SMITH AIF

By: _____
DEREK B. SMITH, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, ROWCT.
*Instrument # 20151012-0103558

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DEREK B. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of **October, 2015**.

_____
NOTARY PUBLIC

My commission expires: 7-01-2019

MATTHEW C. KING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DEREK B. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for LAUREN SMITH, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of **October, 2015**.

_____
NOTARY PUBLIC

My commission expires: 7-01-2019

MATTHEW C. KING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00 .

_____
AFFIANT

Sworn to and subscribed to before me this 12 day of **October, 2015**.

_____
NOTARY PUBLIC

My commission expires: _____

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017