BILL GARRETT, Davidson County
Trans:T20160013335 DEEDWARR
Recvd: 02/18/16 09:05 2 pgs
Fees:13.00 Taxes:693.75

20160218-0015253

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher Hunter	Broker Solutions, Inc.	Parcel ID:
760 Spence Enclave Lane	14511 Myford Rd., Ste. 100	094160E04200
Nashville, TN 37210	Tustin, CA 92780	

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 acknowledged, we

Ciprian G. Gradinaru and Linda Dudash and Stephen Dudash nka Stephan Dudash, wife and husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Christopher Hunter , an unmarried man

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 Unit 42 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument 20061115-0141672 as amended by Instrument 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 and 20080507-0047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ciprian G,. Gradinaru, married, Linda Dudash and Stephen Dudash by deed from R. J. York Homes, LLC, a Tennessee limited liability company, of record in Instrument 20080722-0075131, said Register's Office, dated July 18, 2008.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20061115-0141672 amended in Instrument 20061117-0142842; 20061213-0153595; 20080222-0017508; 20080423-0041404; 20080507-0047102; 20100427-0031915; 20100428-0032407; and 20121116-0105801, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20061115-0141672 as amended by Instrument 20061117-0142842; 20061213-0153595; 20080222-0017508; 20080423-0041404 and 20080507-0047102, said Register's Office.

The signature of Linda Dudash and Stephan Dudash is signed by his/her duly appointed Attorney-in-Fact, Ciprian G. Gradinaru, pursuant to the Power of Attorney of record in Instrument 20160218-0015252, said Register's Office.

Linda Dudash and Linda S. Constantine Dudash being one and the same person.
Stephen Dudash and Stephan Dudash being one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 760 Spence Enclave Lane, Nashville, TN 37210

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. 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 our hands this 12th day of February, 2016.

Ciprian G. Gradinaru

Linda Dudash by Ciprian G. Gradinaru AIF

Linda Dudash by Ciprian G. Gradinaru, as Attorney in Fact

Stephan Dudash by Ciprian G. Gradinaru AIF

Stephan Dudash by Ciprian G. Gradinaru, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ciprian G. Gradinaru, 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 and official seal at Nashville, Tennessee, this 12th day of February, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ciprian G. Gradinaru, 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 on behalf of Linda Dudash and Stephan Dudash as his/her/their Attorney in Fact as the free act and deed of the within Linda Dudash and Stephan Dudash.

Witness my hand and official seal at Nashville, Tennessee the 12th day of February, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.