BILL GARRETT, Davidson County
Trans: T20160027020 DEEDWARR
Recvd: 04/04/16 13:32 2 pgs
Fees: 13.00 Taxes: 1128.50
20160404-0031797

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

PATRICE J. GALAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Lemons	New Owner	142-13-0B
(NAME)	(NAME)	(MAP)
1004 Morrisey Ct.		007.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Michael Dumitru and Jessica Mines Dumitru, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Roger Lemons and Tiana Lemons, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Final Plat of Riverside, Phase 4B of record in Plat Book 9700, Page 750, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Dumitru and Jessica Mines Dumitru, husband and wife by Warranty Deed from Thomas Annastas, a single person of record in Instrument No. 20140814-0073408 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1004 Morrisey Ct., Nashville, Tennessee 37221

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 my/our hand(s) this 28th day of March, 2016.

Michael Dumitru

Jessica Mines Dumitru

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael Dumitru and Jessica Mines Dumitru, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office on this the 28th day of March, 2016.

Notary Public

JULIA G. HILLIARD
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires:

10-5-19