BILL GARRETT, Davidson County
Trans:T20160037212 DEEDWARR
Recvd: 05/04/16 15:15 2 pgs
Fees:13.00 Taxes:388.50

20160504-0044193

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2016.

Notary Public

My commission expires: 11-4-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lucian Barbu and Regina Barbu	Regions Bank, d/b/a Regions	**074-16-0-075.00**
5018 Bonnahill Dr.	Mortgage 2050 Parkway Office Cir.,	
Hermitage, TN 37076	RCN-6; Code ALBH40602B Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Regions Bank

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lucian Barbu and Regina Barbu, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 410 on the Plan of Section Five Hermitage Hills of record in Plat Book 3300, Pages 1 and 2, 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 further conveyed to Regions Bank by Trustee's deed from Wilson & Associates, PLLC of record in Instrument No. 20150428-0037914 Register's Office for Davidson County, Tennessee, dated April 16, 2015 and recorded on April 28, 2015.

This is improved property known as **5018 Bonnahill Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 3300, Pages 1 and 2, Restrictive Covenants of record in Book 3222, Page 154, in the Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of April, 2016.

Regions Bank

By: Steven Purser, Vice President

STATE OF MS
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven Purser, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above and who further acknowledged that he is the Vice President of Regions Bank and that he is authorized by Regions Bank to execute this instrument on its behalf.

Witness my hand and official seal this 27th day of April, 2016.

STATE OF MISSISSIPPI
JEFFERY M. KEYSEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2017
FORREST COUNTY

Notary Public
My Commission Expires: 2/4/17

SolomonParks File No. 160087 8119 Isabella Lane, Ste 104 Brentwood, TN 37027

SP 11/2015