Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20160077778 DEEDWARR
Recvd: 09/06/16 11:55 2 pgs
Fees:13.00 Taxes:466.20
20160906-0093302

# WARRANTY DEED

Robin Bowman State of Tennessee Notary Public Rutherford County My Commission Expires 05-19-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Tue Le | new owner | |
| (NAME) | (NAME) | |
| 208 Brittany Park Circle | | 162 12 0A 028.00 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Cristina Nicolescu and husband, Daniel I. Nicolescu, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tue Le, unmarried, 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 Lot No. 28 on the Plan of the Resubdivision of Lots 11 through 30 Brittany Park, Phase 1-A, of record in Book 9700, page 263, Boundary Plat of record in Book 7900, page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Cristina Nicolescu and husband, Daniel I. Nicolescu, by Deed from Emilia Ewald and husband, Martin Ewald, dated March 30, 2001, of record in Instrument No. 20010403-0032200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Plat Book 7900, page 998, Plat Book 9700, page 46 and Plat Book 9700, page 263, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10016, page 870, and in Instrument No. 20021025-0130771, Easement Agreement of record in Book 8113, page 849 as amended in Book 8128, page 92, Stormwater Detention Agreement of record in Book 8174, page 198 and in Book 9938, page 753, Sanitary Sewer and Storm Drainage Easement of record in Book 8275, page 981, Quitclaim Deed to Homeowners Association of record in Book 10021, page 60; all of record in

the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 208 Brittany Park Circle, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 2nd day of September, 2016.

Cristina Nicoleseu

Daniel I Nicoleseu

State of Tennessee

County of Rutherford

On this 2nd day of September, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Cristina Nicoleseu and Daniel I Nicoleseu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

Robin Bowman
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020