WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Webb		034030b70300co
2436 Henry Gower Road (NAME)	Same as Owner (NAME)	BILL GARRETT, Davidson County
Pleasant View, TN 37146 (ADDRESS)	(ADDRESS)	Trans:T20160081573 DEEDWARR Recvd: 09/16/16 16:09 2 pgs Fees:13.00 Taxes:362.60
, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20160916-0097841

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, Emil A. Mircea, by and through his attorney in fact, Valentina Mircea and by his wife, Valentina Mircea, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Webb and Wife, Cynthia Webb, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 703, Phase 5, Building 7, Churchill Crossing Condominium, as established by Master Deed of record in Book 7792, page 915 and amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, an an undivided interest in the general and limited common elements appurtenant thereto, and as shown on the P.U.D Boundary Plat of Churchill Crossing of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emil A. Mircea and wife, Valentina Mircea from William D. Castleman, Trustee, with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries, by Warranty Deed dated January 18, 2007 of record in Instrument No. 20070123-0009433, Register's Office for Davidson County, Tennessee, in which the Notary Acknowledgment was found to be defective and corrected by a Notary Affidavit of record in Instrument No. 20070710-0082102, said Register's Office.

**Power of Attorney executed by Emil A. Mircea is being recorded simultaneously herewith in Instrument No. *20160916-0097840, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAT OF CHURCHILL CROSSING OF RECORD IN BOOK 7900, PAGE 25, SAID REGISTER'S OFFICE; SUBJECT TO ANY *

unimproved ☐

This is improved ☑ property, known as 703 Churchill Crossing, Madison, TN 37115
(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 13th day of September, 2016.

*RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY

Emil A Mircea by Valentina Mircea, Attorney in Fact

Emil A. Mircea by Valentina Mircea, Attorney in Fact

Valentina Mircea

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Valentina Mircea, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Emil A. Mircea, acting as that person's agent and attorney in fact, and the said Valentina Mircea acknowledged that she executed the foregoing instrument as agent and attorney in fact for Emil A. Mircea for the purposes therein contained.

WITNESS my hand and seal, this 13th day of September, 2016.

My Commission Expires:
11-5-19

Notary Public,

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Return To:
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Valentina Mircea to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 13th day of September, 2016

My Commission Expires:
11-5-19

Notary Public

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115