Davidson County DEEDWARR
Recvd: 01/11/17 14:29 2 pgs
Fees:13.00 Taxes:1004.55
20170111-0003302

MFE- 168019

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2762156

Return to:

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~)

The actual consideration or value for this transfer, whichever is greater, is $ 271,500.00

Affiant

Subscribed and sworn to me, this the 5TH day of JANUARY, 20 17

Notary Public 3-19-17

My commission expires:

Property Address: ~~New Owner~~ Subhashini Chitta 7257 Santeelah Way ANTIOCH, TN 37013	~~Property owner and~~ mail tax bills to: F&M Bank 50 Franklin St Clarksville TN 37040	Parcel ID: Map/Parcel 181-03-0A-162.00CO

THIS INDENTURE is made effective the 5TH day of JANUARY, 20 17, by **Marius G. Balinca and Maria C. Balinca**, husband and wife, First Parties, for the purpose of conveying the premises described herein to SUBHASHINI CHITTA, AN UNMARRIED WOMAN, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 162, on the Plan of Section Five, Indian Creek Estates, a Planned Unit Development, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marius G. Balinca and Maria C. Balinca, husband and wife, by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation dated January 06, 2005 and recorded on January 10, 2005, of record in Instrument No. 20050110-0003332, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Instrument No. 20030424-0055115; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the covenants, Conditions and Restrictions of record in Book 10752, Page 553, Book 11708, Page 575, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20070606-0067790, Instrument No. 20070606-0067791, Instrument No. 20160809-00892902, Instrument No. 20140403-0027632 and Instrument No. 20160809-0082902; By-Laws of record in Book 11033, Page 509 amended in Instrument No. 20000727-0074153; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Marius G. Balinca

Maria C. Balinca

Maria C. Balinca

STATE OF Arizona)
COUNTY OF Maricopa)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Marius G. Balinca**, 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.

WITNESS MY HAND AND SEAL AT OFFICE, in Maricopa County, this the 14 day of November, 2016.

NOTARY PUBLIC

CYNTHIA ROJAS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
August 8, 2018

My Commission Expires:
08/08/18

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Maria C. Balinca**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 17th day of November, 2016.

NOTARY PUBLIC

My Commission Expires:
March 10, 2019

JUSTIN BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.