This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3180**

BILL GARRETT, Davidson County
Trans:T20170007997 DEEDWARR
Recvd: 01/27/17 10:43 2 pgs
Fees:13.00 Taxes:499.50
20170127-0008987

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ninamosha West, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Radu V. Rusu and Simona Rusu, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section Two, Sherwood Forest, of record in Plat Book 4300, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ninamosha West, unmarried, by Warranty Deed from Marilyn Mary Maxwell Sobotka aka Marilyn Sobotka and Kathleen Ann Maxwell Voight aka Kathleen A. Voight and Connie Sue Maxwell Scoggins and Margaret Eileen Maxwell Brush and Rebecca Lynn Maxwell Kyznor aka Rebecca Kyznor and Harry Franklin Maxwell aka Harry Maxwell and Laura Jeanne Maxwell Gardner aka Laura J. Gardner and Nichole Maxwell aka Nikki Maxwell and Cory Maxwell, dated 01/30/2012 and filed for record on 02/08/2012 in Instrument Number 20120208-0011351, Register's Office for Davidson County, Tennessee.

This is improved property also known as 4904 Big Horn Drive, Old Hickory, Tennessee, 37138.

Map and Parcel: 06509001300

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 25th day of January, 2017.

Ninamosha West
Ninamosha West -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ninamosha West, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of January, 2017.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY OF

Grantee(s) Name, Address:	Send Tax Statement To:
Radu Rusu and Simona Rusu	
4904 Big Horn Drive	SAME
Old Hickory, TN 37138	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$135,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 25th day of January, 2017.

Affiant

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC

My commission expires:

10/23/19