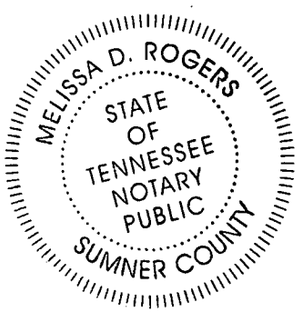
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Adrian Ifrim and Anca Ifrim	Adrian Ifrim & Anca Ifrim	**52-16-A-36**
(NAME)	(NAME)	
1301 Neelys Bend Road, Unit D36	104 Cresthaven Ct.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170025562 DEEDWARR
Recvd: 03/27/17 11:19 2 pgs
Fees:13.00 Taxes:222.00
20170327-0029556

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, I/we, Iuliana Chirazi , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Adrian Ifrim and Anca Ifrim, 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 Apartment Unit No. D-36 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Refrence is here made to the Plat of Neely's Bend Condominium of record in Book 5200, page 200, Register's Office for Davidson County, Tennessee, for a more complete description of said Unit.

Being the same property conveyed to Iuliana Chirazi by Warranty Deed from Ronald Harding, married, dated July 28, 2015, of record in Instrument No. 20150806-0078442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 8277, page 314, said Register's Office; easements and setback lines as set forth on the above plan of record; Grant of Utility Line Easement of record in Instrument No. 20040624-0075203, Register's Office for said County and Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium, of record in Book 5483, page 86, amended in Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1301 Neelys Bend Rd., Unit D-36, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of March, 2017

Iuliana Chirazi

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Iuliana Chirazi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of March, 2017.

Notary Public
My Commission Expires: 4/19/17

