WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057181 DEEDWARR
Recvd: 07/05/17 12:22 2 pgs
Fees:13.00 Taxes:962.00
20170705-0067379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF July 2017.

Notary Public

MY COMMISSION EXPIRES: 5/28/18

(AFFIX SEAL)

ANGELA WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary N. Rutherford	Pinnacle Bank	
(NAME)	(NAME)	
320 Old Hickory Blvd. #1303	150 3rd Ave. S. #900	128120A06500CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37201	
(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, **LOGAN C. DUMITRESCU AND HUSBAND, ANDREI DUMITRESCU**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY N. RUTHERFORD, A SINGLE MAN,** 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, Tennessee, being Unit No. 65, Building No. 13, on the Plan of Section 12, Phase 1A, Eagle Ridge at the Reserve Condominiums, together with the appurtenant interest in the common elements of Eagle Ridge at the Reserve Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 7 to the Master Deed of record in Instrument No. 20020313-0031655, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Logan C. Dumitrescu and husband, Andrei Dumitrescu by Warranty Deed from Summer L. Kirk n/k/a Summer L. Kirk Guerreno, married, recorded on the 10th day of July, 2006 in Instrument No. 20060710-0082267, re-recorded in Instrument Nos. 20061201-0148576 and 20061211-0152298, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 320 Old Hickory Blvd. #1303, Nashville, TN 37221
(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 my hand this 3rd day of July, 2017

Logan C Dumitrescu

LOGAN C. DUMITRESCU

ANDREI DUMITRESCU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Logan C. Dumitrescu and Andrei Dumitrescu, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of July, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019