BILL GARRETT, Davidson County
Trans:T20170077350 DEEDWARR
Recvd: 09/05/17 10:30 2 pgs
Fees:13.00 Taxes:377.40
20170905-0090843

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Elamil A. Mircea
Affiant

Subscribed and sworn to before me, this 1ST DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/03/15~~ 2.14 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMS Investments, LLC	JAMS INVESTMENTS, LLC (NAME)	
502 N Garden Street, Ste. 208 (ADDRESS)	502 N GARDEN ST., STE. 208 (ADDRESS)	034-03-0B-702.00-CO
Columbia, TN 38401 (CITY) (STATE) (ZIP)	COLUMBIA, TN 38401 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Emil A. Mircea and wife, Valentina Mircea, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMS Investments, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 702, PHASE 5, BUILDING 7, CHURCHILL CROSSING CONDOMINIUM, MASTER DEED OF RECORD IN BOOK 7792, PAGE 915, AND AMENDED IN INSTRUMENT NO. 20050829-0103075, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. DESCRIPTION TAKEN FROM LOCATION PLAN IN SAID MASTER DEED AND PHASE PLAN IN SAID AMENDMENT.

BEING THE SAME PROPERTY CONVEYED TO EMIL A. MIRCEA AND WIFE, VALENTINA MIRCEA BY WARRANTY DEED FROM WILLIAM D. CASTLEMAN, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT NECESSITY OF THE JOINDER OF ANY BENEFICIARIES OF RECORD IN INSTRUMENT NO. 20070123-0009430 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 702 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 my/our hand(s) this 1st day of September, 2017.

WARRANTY DEED
(Continued)

Emil A. Mircea

Valentina Mircea

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emil A. Mircea and wife, Valentina Mircea, the herein bargainor(s), 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, this the 1st day of September, 2017.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072