Bill Garrett Davidson County
Batch# 65461 DEEDWARR
03/05/2018 03:31:59 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20180305-0020764

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro, TN 37130
17-0427M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

SUBSCRIBED ~~AND SWORN~~ TO BEFORE ME THIS 23rd day of February, 2018

Notary Public
Commission Expires: 5-3-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ioana Suvaina and Rares Rasdeaconu 1020 Gale Lane Nashville, TN 37204	SWBC Mortgage 9311 San Pedro # 100 San Antonio, TX 78216	118-05-0-052.00

WARRANTY DEED

FOR AND IN 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,

The Estate of Carol Torda Vanek

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ioana Suvaina and Rares Rasdeaconu, WIFE AND HUSBAND

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 the easterly 40 feet of Lot No. 6 and the westerly 35 feet of Lot No. 7 on the Plan showing subdivision of the south part of Dr. L.G. Noel's Property, as of record in Book 547, Page 105, Register's Office for said County.

Said part of Lots Nos. 6 and 7 front together 75 feet on the northerly side of Gale Avenue and run back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Carol T. Vanek, by Warranty Deed from James Michael Hannan and wife, Rosemary Richie Hannan, dated 9/21/07 and recorded 9/25/07 in Instrument No. 20070925-0114318, in the Register's Office of Davidson County, Tennessee.

The said Carol T. Vanek, also known as Carol Torda Vanek, having since died, testate, on February 24, 2014 and by her Last Will and Testament filed 4/9/14 under Docket No. 14P546, in the Probate Court for Davidson County, Tennessee, she devised subject property to her children, Henry Joseph Vanek, Amy Margaret Vanek, also known as Amie Vanek, Kenneth Jeremy Vanek and Christopher John Vanek, equally. The said Amy Margaret Vanek, also known as Amie Vanek having been appointed Executor of the Estate of Carol Torda Vanek by Order filed 4/9/14 in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1020 Gale Lane, Nashville, TN 37204.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of February, 2018.

Amy Margaret Vanek, Executor

Amy Margaret Vanek, Executor

Amy Margaret Vanek

Amy Margaret Vanek

Henry Joseph Vanek

Henry Joseph Vanek

Kenneth Jeremy Vanek

Christopher John Vanek

Christopher John Vanek

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Margaret Vanek**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as Executor of **The Estate of Carol Torda Vanek**, and who further acknowledged that she executed the same as his/her free act and deed and by the authority granted her as Executor of **The Estate of Carol Torda Vanek.**

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of February, 2018.

Notary Public

My Commission Expires: 3/23/21

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amy Margaret Vanek,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of February, 2018.

Notary Public

My Commission Expires: 3/23/21

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Henry Joseph Vanek**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of February, 2018.

Notary Public

My Commission Expires: 3/23/21

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

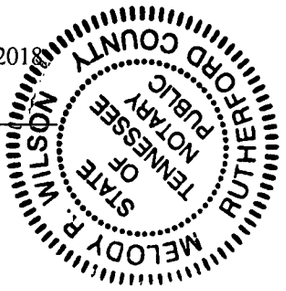
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Jeremy Vanek,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of February, 2018.

Notary Public

My Commission Expires: 3/23/21



STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher John Vanek,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of February, 2018.

Notary Public

My Commission Expires: 3/23/21

