WARRANTY DEED

Bill Garrett Davidson County
Batch# 103793 DEEDWARR
06/13/2018 09:00:49 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180613-0056606

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sorin Ranghiuc and Benonia Ranghiuc	Sorin Ranghiuc and Benonia Ranghiuc	097-08-0-074.00
(NAME)	(NAME)	
4224 New Hope Meadow Road	4224 New Hope Meadow Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Betuel Teodosiu and Ligia Teodosiu, as joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sorin Ranghiuc and Benonia Ranghiuc,** 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 Lot 253, LAKE PARK, SECTION ELEVEN-B, as shown on plat of record in Plat Book 5200, page 432, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betuel Teodosiu and Ligia Teodosiu, as joint tenants with the right of survivorship, by Warranty Deed from John C. Oliver, unmarried, dated April 7, 2010, of record in Instrument No. 20100422-0030412, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 113 & 115 Glen Cove Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Plat Book 5200, page 432; restrictions of record in Book 5928, page 106; Charter of Lake Park Homeowners Association of record in Book 4669, page 746 and Book 9949, page 538; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 7th day of June, 2018.

Betuel Teodosiu

Ligia Teodosiu

State of Colorado
County of Jefferson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Betuel Teodosiu and Ligia Teodosiu, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Arvada, Colorado, this 8th day of June, 2018.

Notary Public
My Commission Expires: April 29th, 2020

File No.: 27651

RAMON ROBINSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164016486
MY COMMISSION EXPIRES APRIL 29, 2020