Bill Garrett Davidson County
Batch# 111764 DEEDWARR
07/02/2018 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20180702-0064043

Name and Address of New Owner:
Joshua Garner and Jennifer Garner
1712 Yellow Wood Court
Nashville, TN 37221

Send Tax Statements To:
Farmington Mortgage, a Division of CapStar Bank
2002 Richard Jones Road, Suite 300A
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18050618

Map and Parcel: 155 07 0B 061.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emil A. Mircea and Valentina D. Mircea, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua Garner and Jennifer Garner, husband and wife**, 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, and being all of Lot No. 34, First Revision, Final Plat of the Poplar Creek Estates, Phase V, Section "B-2" Subdivision (The Highlands of Allens Green), according to survey and plat of same appearing of record in Instrument Number 20030618-0084283, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Emil A. Mircea and Valentina D. Mircea, husband and wife, by Warranty Deed filed for record on April 25, 2006 in Instrument Number 20060425-0047241, of the Regitser's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Poplar Creek Estates of record in Book 6804, page 536, Book 9472, page 824, Book 10425, page 93, Book 11356, page 662 and Assignment in Instrument Number 20040524-0060854, Registers Office for Davidson County, Tennessee; All matters as set forth per Instrument Number 20030618-0084283; HOA Charter of record in Book 7120, page 125; HOA Charter for Highlands of Allens Green of record in Instrument Number 20010412-0036264, Instrument Number 20030513-0064544, and Book 10480, page 807; Agreement for Dedication of Easement for Public Water Lines of record in Book 4817, page 784; Storm Water Detention Agreement of record in Book 6613, page 705, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1712 Yellow Wood Court, Nashville, TN 37221

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 assigns, 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 hand this 29th day of June, 2018.

Emil A. Mircea

Valentina D. Mircea

State of Tennessee

County of Rutherford

Personally appeared before me, Emil A. Mircea and Valentina D. Mircea with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of June, 2018.

Notary Public
My Commission Expires: 12/18/24

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $447,000.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of June, 2018.

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/18/24

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY