1

WARRANTY DEED

Bill Garrett Davidson County
Batch# 129174 **DEEDWARR**
08/15/2018 11:16:21 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20180815-0080727

Judy S. Wells State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 6/22/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Parker M. Myers	Regions Bank	161-10-0A-199.00
(NAME)	(NAME)	
5116 Village Way	P. O. Box 2153 Dept. 2520	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We Florin Ciortan , a married man and wife, Elena Ciortan, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Parker M. Myers and Emily C. Myers , husband and wife, hereinafter called the GRANTEE(S), their 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 all of Lot No. 304 on the Plan of Villages of Brentwood, Phase Three, of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Florin Ciortan, a married man by Warranty Deed from Richard A. King and wife, Tammi Wyatt King, dated January 29, 2009 and recorded January 30, 2009 of record in Instrument No. 20090130-0008089, Register's Office for Davidson County, Tennessee.

The said Elena Ciortan joins in this conveyance to waive any and all rights she has in said property.

All matters shown on the plat of record in Plat Book 6250, Page 918, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 6143, Page 11 and Amendment recorded as Book 6852, Page 497, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation of Villages of Brentwood Homeowners Association recorded in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 5116 Village Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 250102
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 14th day of August, 2018.

Florin Ciortan

Elena Ciortan

State of Tennessee
County of Wilson

Personally appeared before me Florin Ciortan and Elena Ciortan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2018.

Notary Public: _____
My Commission Expires: 3.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY