Karen Y Johnson Davidson County
Batch# 153337 DEEDWARR
10/23/2018 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $434.75
20181023-0104805

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of October, 2018.

Notary Public

(Affix Seal)

My Commission Expires: 4-13-22

2018-348-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charlotte Craighead 217 Ellington Place Unit N-217 Madison, TN 37115	NEW OWNER	Map/Parcel 051 10 0B 073.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicoleta Oana Vasile**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Charlotte Craighead**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 217 in a Horizontal Property Regime which is located in the Plan of Ellington Place Condominiums, a unit plat of which is shown on Exhibit "C" on the Master Deed of record in Book 6984, page 84, Register's Office of said county, to which reference is here made for a more particular description and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicoleta Oana Vasile by Quitclaim Deed Retaining a Life Estate from Florenta Joita, dated August 24, 2018, of record in Instrument No. 20180827-0084470, Register's Office for Davidson County, Tennessee AND FURTHER being the same property conveyed to Florenta Joita by Quitclaim Deed from Karoly Buzogany, dated April 30, 2014, of record in Instrument No. 20140501-0036948, Register's Office for Davidson County, Tennessee AND FURTHER being the same property conveyed to Florenta Joita by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated April 30, 2014, of record in Instrument No. 20140501-0036946, Register's Office for Davidson County, Tennessee. The said Florenta Joita having since deceased on or about 09/16/2018.

This conveyance is subject to the following: Davidson County taxes for the year 2018 have been prorated between the parties as of this date and paid. Subsequent year's taxes are assumed by Grantee. Zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is IMPROVED property known as 217 Ellington Place, Unit N-217, Madison, TN 37115 .

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 19th day of October, 2018:

Nicoleta Oana Vasile

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of October, 2018, before me personally appeared Nicoleta Oana Vasile, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 19th day of October, 2018.

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 12-5-2020

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY