Karen Johnson Davidson County
Batch# 292070 DEEDWARR
09/26/2019 03:49:46 PM 2 pgs
Fees: $13.00 Taxes: $284.90

20190926-0098211

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964
brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Gabriela Bagoli-Geiculescu, Affiant

Subscribed and sworn to before me, this 25TH day of September, 2019.

Brian Payne, Notary Public
My commission expires: 11/08/22

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
GABRIELA BAGOLI-GEICULESCU 412 GLENGARRY DRIVE NASHVILLE, TN 37217	New Owner	120-05-0 121.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTOR GEICULESCU AND IRINA GEICULESCU, HUSBAND AND WIFE,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **GABREILA BAGOLI-GEICULESCU, MARRIED,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT 138 ON THE PLAN OF GLENGARRY PARK, SECTION ONE, OF RECORD IN PLAT BOOK 2663, PAGE 72, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO VICTOR GEICULESCU AND IRINA GEICULESCU, HUSBAND AND WIFE, BY SPECIAL WARRANTY DEED DATED MAY 30, 2008 FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE4, OF RECORD IN INSTRUMENT NO. 20080613-0061144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 416 Glengarry Drive, Nashville, TN 37217.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs,

successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of September, 2019.

Victor Geiculescu

Irina Geiculescu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Victor Geiculescu and Irina Geiculescu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 26th day of September, 2019.

BRIAN PAYNE, Notary Public

My Commission expires: 11/08/22 (seal)

