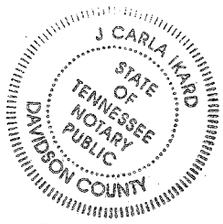
Karen Johnson Davidson County
Batch# 298475 DEEDWARR
10/09/2019 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20191009-0103534



(Notary Stamp)

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2019.

Notary Public

My commission expires: 1-3-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ashley Purdy	Ashley Purdy	052-16-0A-030.00-CO
364 Lakeside Park Drive	364 Lakeside Park Drive	
Hendersonville, TN 37075	Hendersonville, TN 37075	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lucian Barbu and Regina Barbu

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ashley Purdy, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit D-30, Neely's Bend Condominium, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, amended in Instrument Numbers 20020705-0080848 and 20040527-0062519, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of the property; together with the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit A-1 of said Master Deed. Reference is also made to the Plat of Neely's Bend Condominium, as shown on Plat of record in Book 5200, Page 200, in said Register's Office for a more complete identification and description of such units.

SP 11/2015

Being the same property conveyed to Lucian Barbu and Regina Barbu by Special Warranty deed from Aurora Loan Services, LLC of record in Instrument No. 20110329-0024056 Register's Office for Davidson County, Tennesse, dated February 17, 2011 and recorded on March 29, 2011.

This is improved property known as **1301 Neelys Bend Rd #30D, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of October, 2019.

Lucian Barbu

Regina Barbu

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lucian Barbu and Regina Barbu, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of October, 2019.

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-3-23

SolomonParks File No. 19-000280-524

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2023

201902150014360