Karen Johnson Davidson County
Batch# 313823 DEEDWARR
11/08/2019 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20191108-0115847

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $410,000.00. _____ Affiant Subscribed and sworn to before me, this 8th day of November, 2019. _____ Notary Public My Commission Expires: 03/08/2021

SETH A. SAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Sebastian Oprea and Carmen Monica Oprea 5545 Nevil Pointe Brentwood, TN 37027	New Owner	171040A05500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD T. DIXON**, as surviving tenant by the entireties, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SEBASTIAN OPREA AND CARMEN MONICA OPREA**, spouses,

married to each other, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Revision One, Section 2, Brownstone, of record in Book 9700, pages 942 and 943, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard T. Dixon and wife, Rubynelle B. Dixon by deed dated October 31, 2000, from Pulte Homes Tennessee Limited Partnership, of record in Instrument No. 20001109-0111689, Register's Office for Davidson County, Tennessee; the said Rubynelle B. Dixon having since died.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 10658, page 952, as amended in Book 11276, page 618 and First Amendment of record in Instrument No. 20010118-0005696, Register's Office for Davidson County, Tennessee.

2. Stormwater Detention Agreement conveyed to the Metropolitan Government of Nashville and Davidson County, of record in Book 10951, page 689, Register's Office for Davidson County, Tennessee.

3. Rights of others in and to the common elements.

This is improved property known as: **5545 Nevil Pointe, Brentwood, TN 37027.**

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 Grantor covenants with the said Grantees 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, unless otherwise herein set out; and further covenants and binds himself, his 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.

<Signature page to follow.>

WITNESS my hand this 8th day of November, 2019.

Richard T. Dixon

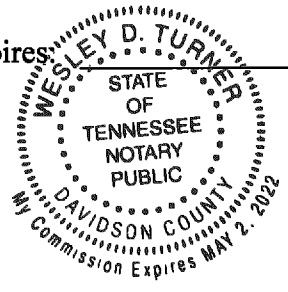
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD T. DIXON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of November, 2019.

Notary Public

My Commission Expires:



True Copy Certification

I, Jessica Lascelle, 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 Davidson

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

Notary's Signature

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/09/21