Karen Johnson Davidson County
Batch# 338044 DEEDWARR
01/03/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $201.65
20200103-0000646

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-6091

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gica Nechifor and Veronica Nechifor (NAME)	New Owner (NAME)	043-13-0A-011.00-C
PO Box 1852 (STREET ADDRESS)	PO Box 1852 (STREET ADDRESS)	
Madison TN 37116-1852 (CITY) (STATE) (ZIP)	Madison TN 37116-1852 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ronald E. Schaeffer, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gica Nechifor and Veronica Nechifor, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, and being more fully described as follows:

BEING Apartment Unit No. 1-11 of Robin Hood Condominiums, created Under Title 64, Section 2701 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee investment Company, Inc, of record in Book 5388, Page 524, Registers Office for Davidson County. Tennessee, together with the undivided percentage interest in the Common Elements Appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ronald E. Schaeffer, unmarried by Deed dated May 7, 2007, recorded May 10, 2007, in Instrument Number 20070510-0056146 and corrected in Instrument 20070802-0091945, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee.

2. Homeowners Association Charter of record in Book 5383, Page 314, Register's Office for said County.

3. Sanitary Sewer Easement of record in Book 3436, Page 486, Register's Office for said County.

4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Robin Hood Condominiums and recorded in Book 5388 Page 524 as supplemented in Book 6569, Page 149 and amended in Book 11399, Page 660, Register's Office for Davidson County, Tennessee.

5. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 323 Forrest Park Road, Unit 1-11, 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 30th day of December, 2019.

Ronald E. Schaeffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2019, before me personally appeared Ronald E. Schaeffer, 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's (or persons') free act and deed.

Witness my hand at office, this 30th day of December, 2019.

T. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature:
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

