WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/05 11:42 2 pgs
Fees:13.00 Taxes:617.90

20050826-0102364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Carolyn Deaves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/4/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie M. Smith	New Owner	83-8-46
(NAME)	(NAME)	
2410 Eastland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Jon Dohotariu, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carrie M. Smith, 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 being Lot No. 19 on the Plan of Eastland Acres, Section I, of record in Plat Book 2133, Page 103, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jon Dohotariu, married from Walter C. Ballew, Jr. and wife Vicki L. by Warranty Deed dated April 15, 2005, of record in Instrument No. 20050420-0043865, Register's Office for Davidson County, Tennessee.

Angelica Dohotariu joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Jon Dohotariu by Hollace McKinley as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~X~~ 20050826-0102363, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2410 Eastland Ave., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 August, 2005.

Jon Dohotariu by Hollace McKinley as his Attorney-in-Fact

Angelica Dohotariu

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of August, 2005 before me personally appeared Hollace McKinley, the person who executed the foregoing instrument on behalf of Jon Dohotariu, and acknowledged that he executed the same as the free act and deed of the said Jon Dohotariu, through Power of Attorney granted Hollace McKinley by the said Jon Dohotariu.

Witness my hand and offical seal at Nashville, Tennessee this 19th day of August, 2005.

Commission expires: May 28, 2006

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Beth Triplett Notary Public

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 Angelica Dohotariu, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2005.

Commission expires: May 28, 2006

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Beth Triplett Notary Public