WARRANTY DEED	STATE OF COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 320,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2006 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/28/06 10:03 3 pgs
Fees:18.00 Taxes:814.00
20060928-0119934

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN EXPIRES 03/03/2007

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Dohotariu and Angelica Dohotariu	SAME	104-1-104.00
6102 Fremantle Ct ~~410 Lancaster Avenue~~	(NAME)	
Mt. Juliet, TN 37122 ~~Nashville, TN 37212~~	(ADDRESS)	
(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, **Owen N. Meredith and wife Mary Virginia Meredith,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Dohotariu and Angelica Dohotariu, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

See "Exhibit A" Attached

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **410 Lancaster Avenue, Nashville, TN 37212**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **September, 2006.**

Owen N. Meredith

Owen N. Meredith

Mary Virginia Meredith

Mary Virginia Meredith

STATE OF Illinois

COUNTY OF McHenry

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Owen N. Meredith and Mary Virginia Meredith**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Marengo, Illinois, this 20 day of September, 2006.

Lana T. Vasquez

NOTARY

MY COMMISSION EXPIRES: 9-22-08

"OFFICIAL SEAL"
Lana T. Vasquez
Notary Public, State of Illinois
My Commission Exp. 09/22/2008

Escrow No.: 06-090030

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 10410010400-410 Lancaster Ave.

Being the southwesterly part of lot 180 in R. W. Grizzard's Subdivision of the Bosley Tract, not of record, decribed according to a survey made by Erle Drake, Surveyor, October 10, 1930, as follows:

Beginning at a point in the line between Lots 180 & 181, 200 feet southwest of the southwesterly margin of Chesterfield Avenue, being the northwest corner of the property conveyed to Joseph Petrosky and wife, by deed from George B. Russell and wife, of record in Book 2087, Page 597, Register's Office for Davidson County, Tennessee, thence with the line between said lots southwesterly 111.3 feet to a point in the northeasterly margin of the proposed relocation of Lancaster Avenue, thence southeasterly with the margin of the proposed Lancaster Avenue 70.2 feet to a point, thence northeasterly 120.0 feet to a point, thence northwesterly 70.0 feet to the point of beginning.

Being part of the same property conveyed by Quitclaim Deed from Owen N. Meredith to Owen N. Meredith and my wife, Mary Virginia Meredith as recorded on the 1st day of October, 2003 in Instrument No. 20031001-0145002 and Warranty Deed from William O. Lee, Trustee, with the joinder of Mary J. White to Owen N. Meredith as recorded on the 15th day of November, 1974 in Book 4868, Page 579, in the Register's Office of Davidson County, Tennessee.