File No. 261100116

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/06 10:36 2 pgs
Fees:13.00 Taxes:1581.75
20061211-0152428

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theofil Dragos	Owner	Map 043-00-0 Parcel 030.00
(NAME)	(NAME)	
425 Cumberland Hills Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(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 HEREBY ACKNOWLEDGED, we, **Alfred E. Shaw and Evelyn C. Shaw, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theofil Dragos and wife, Mirela Dragos,** 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 more particularly described to-wit:

Beginning at a concrete monument in the easterly margin of the Louisville and Nashville Railroad and the southwest corner of the herein described tract; said concrete monument being North 0 degrees 28' West a distance of 658.4' from another concrete monument at the end of a 6437.0' radius curve in the easterly margin of the Louisville and Nashville Railroad and continuing as follows: North 0 degrees, 28' West a distance of 97.31' to an iron pin; thence, leaving the easterly margin of the Louisville and Nashville Railroad, South 89 degrees, 03' East a distance of 207.38' to an iron pin in the westerly margin of Gallatin Pike and the northeast corner of the herein described tract; thence, with the westerly margin of Gallatin Pike, south 14 degrees 20' West a distance of 100.00' to an iron pin' thence, leaving the westerly margin of Gallatin Pike, North 89degrees 03' West through a highway marker at 11.28', a total distance of 181.83' to the point of beginning and containing 0.434 acres, more or less, per survey by Turner Engineering Company, Inc. dated August 18, 1971.

Being the same property conveyed to Alfred E. Shaw and Evelyn C. Shaw, husband and wife, by Warranty Deed dated December 5, 2003 of record in Instrument No. 20031211-0177492, re-recorded in Instrument No. 200403240033030, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Rights-of-way for railroad; Sanitary and or Storm drainage easement of record in Book 4621, page 600, said Register's Office; Sewer Easement of record in Book 4645, page 660, said Register's Office; Easement agreement for sewer of record in Book 5987, page 133, and as set out in Book 4572, page 745, said Register's Office; Lease of record in Instrument No. 20031016-0153437, said Register's Office; any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 1105 Gallatin Road, Madison, TN 37115
(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 our hands this 8th day of December, 2006.

Alfred E. Shaw

Alfred E. Shaw

Evelyn C. Shaw

Evelyn C. Shaw

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alfred E. Shaw and Evelyn C. Shaw, 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.

Witness my hand at office this 8th day of December, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122