WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/07 08:27 2 pgs
Fees:13.00 Taxes:1063.75

20070705-0079742

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15th** DAY OF **June, 2007**

Notary Public

MY COMMISSION EXPIRES: 3/21/2011

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Dohotariu and Angelica Dohotariu	SAME	**104-09-0-247**
(NAME) **3522 Gillespie Avenue**	(NAME)	
(ADDRESS) **Nashville,TN 37205**	(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, **Peter H. Curry, as Conservator for Sarah C. Moore,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Dohotariu and Angelica Dohotariu,** 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:

Land in Davidson County, Tennessee, being Lot 8A & 8B, RESUBDIVISION OF LOT 8, JOSEPH WARNER'S Subdivision, as shown on plat of record in Instrument No. 20070607-0068259, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Installment Deed from Sarah T. (Smith) Clifton, Mary S. Smith and Lilliey E. Smith to Ruth McLaughlin Moore as recorded on the 23rd day of October, 1963 in Book 3643, Page 584; Quitclaim Deed from Ruth McLaughlin Moore to Sarah C. Moore and Margaret R. Bunow, as tenants-in-common as recorded on the 31st day of July, 1990 in Book 8163, Page 945 and Quit Claim Deed from Margaret R. Bunow to Sarah C. Moore as recorded on the 10th day of September, 2003 in Instrument No. 20030910-0132333, in the Register's Office of Davidson County, Tennessee. The said Sarah C. Moore having been found unable to manage the personal, mental, medical and financial affairs by the Seventh Circuit (Probate) Court of Davidson County, Tennessee, who also having appointed Peter H. Curry as Conservator, by Letters of Conservatorship, Docket No. 06P-578 of the Seventh Circuit (Probate) Court of Davidson County, Tennessee.

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 **3522 Gillespie Avenue, Nashville, TN 37205**
(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 **15th** day of **June, 2007**.

Sarah C. Moore

Peter H. Curry

By: Peter H.Curry, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Peter H. Curry, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be Conservator for Sarah C. Moore, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of June, 2007.

Kristen Bowles
NOTARY

MY COMMISSION EXPIRES: 3/7/2011

