File No. 280101197

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 09:55 2 pgs
Fees:13.00 Taxes:472.49
20080225-0017894

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,700.00

Daniel Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Lora P Pearson
Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2008~~

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**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 |
|---|---|---|
| Tracia R. Alexander | New Owner | Map 033-16-0<br>Parcel 205.00 |
| (NAME) | (NAME) | |
| 228 Macfie Drive | " | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | " | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jon Dohotariu, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracia R. Alexander, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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. 187-A, Zone Lot Division of All Lots of Phase One Cedar Bluff Subdivision, as shown on plat of record in Plat Book 6250, Pages 836-837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jon Dohotariu by Warranty Deed dated April 18, 1994, from Lynette Gwen Copeland, an unmarried person, and filed of record in Book 9317, Page 607, Register's Office for Davidson County, Tennessee.

This property is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years; Water Main Easement(s) as shown of record in Book 6569, Page 956, said Register's Office; Subject to all matters as set forth per Plat Book 6250, Page 836, Plat Book 6250, Page 837, and Plat Book 5200, Page 610; all in the Register's Office of 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.

Angela D. Dohotariu, spouse of Jon Dohotariu, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that she may have in said property, including but not limited to the marital interest.

unimproved ☐

This is improved ☒ property, known as 228 Macfie Drive, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 15th day of February, 2008.**

Jon Dohotariu

Angela D. Dohotariu

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 Jon Dohotariu and Angela D. Dohotariu, 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 15th day of February, 2008.**

Commission expires: ~~June 22, 2009~~ 9.17.2011

~~Linda V Jones~~ Notary Public

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Seal)

**File Number: 280101197**

**RETURN TO:**

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