03

Realty Title

BILL GARRETT, Davidson County
Trans: T20090039319 DEEDWARR
Recvd: 06/12/09 13:58 2 pgs
Fees: 13.00 Taxes: 484.70
20090612-0054871

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Billie Jo Fagan, by [signature], Attn in Fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF MAY, 2009.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADRIAN GHEORGHE	**SAME**	**096-10-0-149.00**
(NAME) **2847 EMERY DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, BILLIE JO FAGAN, UNMARRIED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADRIAN GHEORGHE,** HEREINAFTER CALLED THE GRANTEES, HIS 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. 344 on the Plat of Cloverhill Subdivision, Section VI, of record in Plat Book 2133, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Billie Jo Fagan, single, by deed from William A. Bates of record as Instrument No. 20000824-0083609, dated August 18, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 2133, page 89; Easements of record in Book 2145, page 262, as amended in Book 2273, page 88; Sanitary Sewer Easement of record in Book 6249, page 530; Restrictive Covenant for Detached Structure of record in Instrument No. 20030617-0083355 and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney of Billie Jo Fagan being recorded simultaneously herewith as Instrument No. 20090612 0054870, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2847 EMERY DRIVE, NASHVILLE, TN 37214**
(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 29 day of **MAY, 2009**.

Billie Jo Fagan by James R. Tomkins, Attorney in Fact for Billie Jo Fagan

BILLIE JO FAGAN
BY: JAMES R. TOMKINS, ATTORNEY IN FACT FOR BILLIE JO FAGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of May, 2009, before me personally appeared **JAMES R. TOMKINS, Attorney in Fact for BILLIE JO FAGAN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **BILLIE JO FAGAN**, and who acknowledged that he executed the same as the free act and deed of **BILLIE JO FAGAN.**

Witness my hand and official seal at Nashville, Tennessee this 29 day of **May, 2009.**

My Commission expires: **AUGUST 23, 2011.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public