WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00
BILL GARRETT, Davidson County Trans:T20090066246 DEEDWARR Recvd: 09/29/09 13:11 3 pgs Fees:18.00 Taxes:1110.00 20090929-0090379	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF SEPTEMBER, 2009 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Dohotariu and Angelica Dohotariu	NEW OWNER	11707004500
(NAME)	(NAME)	
2005 Lombardy Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	, ,	
(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, I/WE, **Kitty Reuther as Executrix for the Estate of Mary Elizabeth Corwin**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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 Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION

Being the same property conveyed to Mary Elizabeth Corwin of record in Will Book 67, page 67, at the Register's Office for Davidson County, Tennessee. Mary Elizabeth Corwin having since died testate on November 7, 2007 her estate being duly probated in Davidson County Probate Division case #08P54, see also order Granting Motion to Approve Sale of Real Property in the matter of Mary Elizabeth Corwin Probate Court Davidson County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2005 Lombardy Ave, Nashville, TN 37215

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, has 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 4th day of September, 2009.

Kitty Reuther - Executrix

Kitty Reuther as Executrix for the Estate of
Mary Elizabeth Corwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Kitty Reuther as Executrix for the Estate of Mary Elizabeth Corwin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of September, 2009.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires MAY 2, 2011

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set, in the southerly right-of-way line of Lombardy Avenue, 50 feet in width, at a corner common with Steven B. & Claire C. Slone, as of record in Instrument Number: 20020228-0025649, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 651,334.37; Easting: 1,730,190.42; on the State Plane Coordinate System NAD-83;

Thence with the southerly right-of-way line of Lombardy Avenue, with a curve to the left, along an arc length of 100.00 feet, the central angle of which is 08 deg 10 min 24 sec, the radius of which is 701.00 feet, the chord of which is South 48 deg 43 min 23 sec East, 99.91 feet, to an existing iron pipe, at a corner common with the property of James & Emily R. Bowden, as of record in Instrument Number: 20051123-0141976, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Lombardy Avenue, with the westerly property line of James & Emily R. Bowden, South 36 deg 10 min 37 sec West, 202.68 feet to an existing iron pipe, in the northerly property line of Russell A. Huffman, Jr. & Karla S. Bartholomew, as of record in Instrument Number: 20011228-0143745, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Russell A. Huffman, Jr. & Karla S. Bartholomew, North 52 deg 45 min 15 sec West, 99.06 feet to an existing iron rod, in the northerly property line of Michael Noles, as of record in Instrument Number: 20051202-0145403, at the Register's Office for Davidson County, Tennessee, and at a corner common with the property of Steven B. & Claire C. Slone;

Thence with the easterly property line of Steven B. & Claire C. Slone, North 36 deg 02 min 51 sec East, 209.72 feet to the POINT OF BEGINNING. Containing 20,352 square feet or 0.467 acres more or less.

Being the same property conveyed to Mary Elizabeth Corwin, as of record in Will Book 67, Page 67, at the Register's Office for Davidson County, Tennessee.