BILL GARRETT, Davidson County
Trans:T20130102884 DEEDWARR
Recvd: 12/09/13 10:54 2 pgs
Fees:13.00 Taxes:296.00
20131209-0124738

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2013.

Notary Public:

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMM. EXP. 12/27/15

WARRANTY DEED

New Owners:	Send Tax Bills To:	Map/Parcel:
Jon Dohotariu 225 Bonnafield Drive Hermitage, TN 37076	6102 Freemantle Ct. Mt Juliet TN 37122	07509004600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Terry Ray Levinson, unmarried** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jon Dohotariu, married**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 139 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 139 fronts 113.0 feet on the northerly side of Bonnafield Drive and extends back between lines measuring 154.4 feet on the westerly side and 156.1 feet on the easterly side to a dead line in the rear on which it measures 74.7 feet.

BEING the same property conveyed to Terry Ray Levinson, by Quit Claim Deed from Terry R. Levinson, Successor Trustee of the Mai Levinson Revocable Living Trust uad October 11, 1999, dated December 3, 2013, recorded in Instrument Number 20131209-0124737, Register's Office for Davidson County, Tennessee. Mai Levinson having since died January 21, 2006.

BEING the same property conveyed to Joe Levinson and wife, Mai H. Levinson and Terry Ray Levinson as tenants by the entirety, by Quitclaim Deed from Michael P. Davis, Trustee, dated March 25, 1998, recorded March 25, 1998 in Book 10853, Page 847, Register's Office for Davidson County, Tennessee. Joe Levinson having since died October 29, 1998.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2013 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2992, Page 53 and Book 2998, Page 231, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 225 Bonnafield Drive, Hermitage, TN 37076

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

To be effective the 5th day of December 2013

Terry Ray Levinson

Terry Ray Levinson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Terry Ray Levinson , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of December 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075