WARRANTY DEED VB2014 0074	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 05/12/14 14:59 3 pgs Fees:18.00 Taxes:599.40 **20140512-0040593**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 12TH DAY OF MAY, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-14

JULIE GOONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Patrick L. Walker **225 Bonnafield Drive** **Hermitage, TN 37076**	**Churchill Mortgage Corp.** **761 Old Hickory Blvd, S 400** **Brentwood, TN 37027**	**07509004600**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Jon Dohotariu, married, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Patrick L. Walker and wife, Shannon M. Walker, as tenants in common with the right of survivorship, *(hereinafter called "Grantees")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 139 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

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 Jon Dohotariu, married, by Warranty Deed from Terry Ray Levinson, unmarried of record in Instrument # 20131209-0124738, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **225 Bonnafield Drive, Hermitage, TN 37076**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record in Book 2992, Page 53 and Book 2998, Page 231;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 2900, Pages 48 and 49;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of May, 2014.

GRANTOR:

Jon Dohotariu

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Jon Dohotariu, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 12th day of May, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires: 5/24/2017