Davidson County DEEDWARR
Recvd: 03/03/15 12:22 3 pgs
Fees:18.00 Taxes:528.73
20150303-0018456

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Dumitru Iulian Sfetcu, et ux
3314 Dumas Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Pentagon Federal Credit Union
PO Box 1432
Alexandria, VA 22313

Map/Parcel
#133-3-163

15-011TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gloria G. Chaffin, being one and the same person as Gloria A. Chaffin, a single woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Dumitru Iulian Sfetcu and Petra Sfetcu, 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:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Glencoe Acres, Section II, as shown by plat and survey of record in Plat Book 1835, page 136-138, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edgar L. Chaffin and wife, Gloria G. Chaffin by warranty deed dated June 27, 1962, from Edward E. Hoskins, Jr. and wife, Martha Jane Hoskins of record in Book 3403, page 13, Register's Office for Davidson County, Tennessee. The said Edgar L. Chaffin predeceased his wife having died on December 16, 1987, leaving the said Gloria G. Chaffin as the surviving tenant by the entirety.

Gloria G. Chaffin is one and the same person as Gloria A. Chaffin.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **3314 Dumas Drive, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **24th** day of **February, 2015.**

Gloria G. Chaffin / Gloria A Chaffin
Gloria G. Chaffin, being one and the same person as Gloria A. Chaffin

By: Donna R Davis, Atty in Fact
Donna R. Davis, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named Donna R. Davis, as attorney-in-fact for Gloria G. Chaffin, being one and the same person as Gloria A. Chaffin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said Gloria G. Chaffin, being one and the same person as Gloria A. Chaffin, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said Gloria G. Chaffin, being one and the same person as Gloria A. Chaffin, and recorded simultaneously herewith in Instrument #20150303-0018455 Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 24th day of February, 2015.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $142,900.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of February, 2015.

NOTARY PUBLIC

HEATHER DAWN NEUNER
Notary Public
Commonwealth of Virginia
Reg. # 7595074
My Commission Expires July 31, 2018

My Commission Expires: 7-31-18

True Copy Certification

I, Kate Leonard, do hereby make that I am a 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 the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD