BILL GARRETT, Davidson County
Trans:T20170027538 DEEDWARR
Recvd: 04/03/17 08:26 2 pgs
Fees:13.00 Taxes:851.00
20170403-0031827

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC
TENNESSEE
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. McKay 236 Landmark Lane Hilham, TN 38568	New Owner	086.14-0B-075.00 CO

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, we,

Jon Dohotariu and wife, Angelica Dohotariu

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

William A. McKay, married

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:

Being Lot No. 25, Final Plat, Fleetwood Subdivision, Phase 2, as of record in Book 6900, Page 738 and Page 739, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jon Dohotariu and wife, Angelica Dohotariu by Warranty Deed from Paula Ann Parrish, dated January 29, 1999, of record in Book 11322, Page 603, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 738 and 739, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants and By-Laws contained in DCCR of record in Book 7170, Page 987 amended in Book 7628, Page 6 and Instrument Number 20110526-0040493, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 7114, Page 370, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2708 Fleet Drive, Hermitage, TN 37076**
(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 our hand(s) this 29th day of March, 2017.

Jon Dohotariu

Angelica Dohotariu

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jon Dohotariu and Angelica Dohotariu, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076