OFFICIAL SEAL
RAY DRAKE
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires May 1, 2003

Davidson County DEEDWARR
Recvd: 01/10/01 08:46 2pgs
Fees:11.00 Taxes:673.40

20010110-0003045

STATE OF ARIZONA
COUNTY OF MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Beth Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2000.

Ray Drake
Notary Public

MY COMMISSION EXPIRES: 5-1-2003

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl L. Nelson	Southeastern Mortgage of Tennessee, Inc.	98-A-15CO
(NAME) 305 Ketch Cove	(NAME) 115 29th Ave. South	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

MARK LASTOVICA,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KARL L. NELSON AND WIFE, LINNAE M. NELSON ,

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. 114 on the Plan of Lake Shore, Phase One, of record in Book 6900, page 684, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Lastovica and wife, Deborah Lastovica by deed from D. Wayne Mayo, D/B/A Wayne Mayo Construction Company of record in Book 7857, Page 148, Register's Office for Davidson County, TN. Being the same property conveyed to Mark Lastovica by Quitclaim deed from Deborah L. Lastovica being recorded simultaneously herewith.

The said Deborah Lastovica being one in the same person as Deborah L. Lastovica.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 305 Ketch Cove, 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 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 my/our hand(s) this 28th day of October, 2000.

Mark Lastovica

STATE OF ~~TENNESSEE~~ ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Lastovica, 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 at Nashville , Tennessee this 28th day of October, 2000

Commission expires: 5-1-2003

Ray Drake
Notary Public

