PREPARED BY (AND RETURN TO):

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W & I Ref:( SK ) Title No: 43183
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/11/02 13:37 2pgs
Fees:13.00 Taxes:869.50
20020111-0004870

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Mirjana Vustar<br>401 Bowling Avenue<br>Unit #100<br>Nashville, Tennessee 37205 | Suntrust Bank<br>201 Fourth Avenue North<br>Nashville, Tennessee 37219 |

**TAX MAP-PARCEL NUMBERS:** 104-13-B-092

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$235,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine Gaelyn Garrett, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mirjana Vustar** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 92 of Richmeade Place, Section Six, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 5210, page 357, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Catherine Gaelyn Garrett, unmarried, by deed from Jan Abby Liff, married of record in Book 9885, page 50, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 357, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4944, page 637, Book 5019, page 946, Book 5036 page 338, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, Book 5733, page 628, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 401 Bowling, Nashville, Tennessee 37205**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 9th day of January, 2002.

Catherine Gaelyn Garrett

**State of** TENNESSEE

**County of** DAVIDSON

On this 9th day of January, 2002 , before me the undersigned authority, personally appeared Catherine Gaelyn Garrett , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Sworn and subscribed before me this the 9th day of January, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public