WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/02 11:08 2pgs
Fees:13.00 Taxes:242.15

20020520-0061287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,445.00

Svetlana Z. Stepanovic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Svetlana Z. Stepanovic	Columbia National, Inc.	104-12-A-16
(NAME) 1901 18th Avenue South #205	(NAME) P.O. Box 3050	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Columbia MD 21045	
(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, John S. Childs , and Wife, Alice D. Childs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Svetlana Z. Stepanovic, 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:

Unit 205M, of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Section 101, et sew., as amended, Tennessee code Annotated, and as established by Master Deed, of record in Book 6258, Page 718, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to John S. Childs and wife, Alice D. Childs by Warranty Deed of record in Deed Book 6258, Page 886, Register's Office for Davidson County, Tennesee.

unimproved ☐

This is improved ☒ property, known as 1901 18th Avenue South 205, Nashville, TN 37212

(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 my/our hand(s) this 30th day of April, 2002.

John S. Childs

Alice D. Childs by John S. Childs
Attorney in Fact

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John S. Childs the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/30/2002

My Commission Expire:
Notary Public

STEPHANIE M. SLAYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF Tennessee
COUNTY OF Davidson

On this the 4/30/2002, before me personally appeared John S. Childs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alice D. Childs, and who acknowledged that he executed the same as the free act and deed of the said Alice D. Childs by virtue of that Power of Attorney, duly executed by the said Alice D. Childs and appearing of record in Book *, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, this 4/30/2002

My Commission Expires: 9-28-04

Notary Public

STEPHANIE M. SLAYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

*20020520006 1286

File Number: 12204109

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027