File #200370029

Davidson County DEEDWARR
Recvd: 04/29/03 11:47 2pgs
Fees:13.00 Taxes:434.38

20030429-0057102

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO. TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,400.00.

Sasa Grubesic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2003.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sasa Grubesic and wife, Karmela Grubesic	Guaranty Trust Company	Map: 149-2-A-42.00CO
(NAME) 1108 Woburn Way	(NAME) P. O. Box 1218	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, CRAIG GIBBS, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto SASA GRUBESIC AND WIFE, KARMELA GRUBESIC, 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 all of Lot No. 42, on the Plan of Piccadilly Square, Phase I, as shown by plat appearing of record in Plat Book 5200, Page 720, 721, and 722, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Craig Gibbs by Special Warranty Deed of record in Instrument Number 20030207-0017052, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation of Piccadilly Square Homeowners' Association, By-Laws of the Association, Master Deed, Information Brochure, additional Restrictive Covenants for single and Two Family Dwelling Units, Common Area Worksheets, all as made, provided and set out in instrument of record in book 6236, pages 683 through 733, both inclusive; Amendment to Articles of Incorporation of Piccadilly Square Homeowners' Association as of record in Book 6295, page 548, Book 6295, page 556 Book 6295, page 564, and Book 6300, page 423; Amendments to By-Laws of Piccadilly Square Homeowners' Association of record in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, and Book 6300, page 431; Amendments to Information Brochure of record in Book 6295, page 596, Book 6295, page 602, and Book 6300, page 409; Amendments to Declaration of Covenants, Conditions and Restrictions of record in 6295,page 506, Book 6295, page 520, Book 6295, page 534, and Book 6300, page 409, as re-recorded in Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, and Book 6518, page 190; Deed of Correction to Piccadilly Square Homeowners' Association of record in Book 6295, page 503; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6186, page 238, Book 6251, page 616, Book 6298, page 491; Conveyance of Common Area of record in Book 6496, page 99; Deed of Conveyance to Metropolitan Government of record in Book 6530, page 819, Book 6530, page 823; and, any and all matters as shown on plat of record in Plat Book 5200, Page 720-722; all in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Unimproved ( )
This is improved (x) property, known as 1108 Woburn Way, Antioch, TN 37013
(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 GRANTOR, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, 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 hand this 25th day of April, 2003.

Craig Gibbs

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Craig Gibbs who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of April, 2003.

Eileen Strange

Notary Public

My Commission Expires: _____

(SEAL)

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217