Box 1

WARRANTY DEED

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,800.00

X Munir Dzanic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2003.

Jennifer Fisher
Notary Public

MY COMMISSION EXPIRES: February 20, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Munir Dzanic	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	150-44-187
(NAME)	(NAME)	
3253 Towne Village Road	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38101	
(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, Lee Anne Young, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Munir Dzanic and wife Nesiba Dzanic, 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. 306 on the Plan of Towne Village of The Country, Section Four A of record in Plat Book 6250, Page 20 & 21, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Allen Young and wife, Lee Anne Young by deed of record in Book 9808, Page 455, Register's Office for Davidson County, Tennessee. The said Allen Young having since died.

This instrument is executed on behalf of Lee Anne Young by David B. Moore as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030527-0071097 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 3253 Towne Village Road, 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 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.

Davidson County DEEDWARR
Recvd: 05/27/03 09:46 2pgs
Fees:13.00 Taxes:365.56

20030527-0071098

Witness my/our hand(s) this 22nd day of May, 2003.

Lee Ann Young

By: Lee Ann Young - David B. Moore
David B. Moore, Attorney-in-Fact

State of Tennessee County of Davidson

On this 22nd day of May, 2003 before me personally appeared **David B. Moore**, the person who executed the foregoing instrument on behalf of **Lee Anne Young**, and acknowledged that he executed the same as the free act and deed of the said **Lee Anne Young**, through Power of Attorney granted him by the said **Lee Anne Young**.

Jennifer Fisher
Notary Public

Commission Expires:2/20/07

