WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/29/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
INFORMATION FURNISHED BY THE PARTIES.

Davidson County DEEDWARR
Recvd: 07/11/03 15:42 2pgs
Fees:13.00 Taxes:717.00

20030711-0096704

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Santa Perez	Same as new owner	182-0-76
(NAME)	(NAME)	
13590 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Zeljko Radic and wife, Tanya Susan Radic, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Santa Perez and husband, Mario Tenorio, 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 the 5th Civil District of Davidson County, Tennessee, described according to a survey of Ralph W. C. Lambert dated March 4, 1972, as follows, containing 4.12 acres, more or less.

BEGINNING at a point in the northwest corner of the intersection of Old Hickory Boulevard and an undeveloped road known as "Dorothy Drive", said point being 1100 feet, more or less, west of Cane Ridge Road; thence along the westerly margin of said Dorothy Drive N. 4 deg. 0 min. E 624.9 feet; thence N 85 deg. 45 min. W 294.9 feet; thence S 3 deg. 0 min. W 625.0 feet to a point in the northerly margin of said Old Hickory Blvd.; thence along said margin S 85 deg. 45 min. E 284.25 feet to the beginning.

Being the same property conveyed to Zeljko Radic and wife, Tanya Susan Radic by deed from Yvonne M. Sawyer, unmarried of record in Book 10935, page 79, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Tanya Radic executed this instrument on behalf of Zeljko Radic pursuant to a Power of Attorney of record in Instrument No. * , Register's Office, Davidson County, Tennessee. * 20030711-0096703

Tanya Radic and Tanya Susan Radic being one and the same person.

unimproved ☐

This is improved ☒ property, known as 13590 Old Hickory Boulevard, 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.

Witness our hands this 3rd day of July, 2003.

Zeljko Radic
Zeljko Radic

By: Tanya Radic
Tanya Radic, Attorney-in-fact

Tanya Susan Radic
Tanya Susan Radic

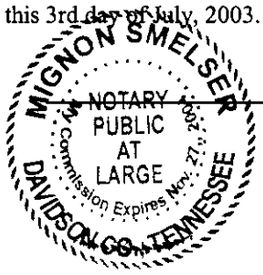
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tanya Radic with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Zeljko Radic as his Attorney in Fact as the free act and deed of the within named Zeljko Radic.

Witness my hand and official seal at Goodlettsville, Tennessee this 3rd day of July, 2003.

Commission expires: 11/27/04



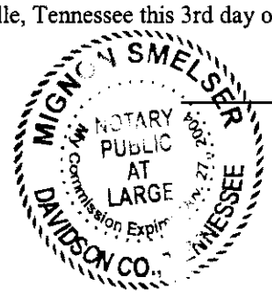
Notary Public

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 Tanya Susan Radic, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 3rd day of July, 2003.

Witness my hand and official seal at Goodlettsville, Tennessee this 3rd day of July, 2003.

Commission expires: 11/27/04



Notary Public