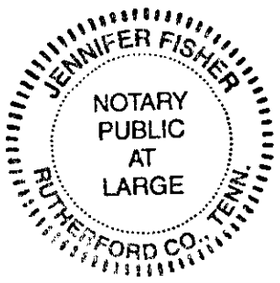
BOX 1

WARRANTY DEED



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF JULY, 2003.**

Notary Public

MY COMMISSION EXPIRES: **February 20, 2003.**
(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
Edin Haskic	**Avalon Financial Group LLC**	162-2-218
(NAME) **206 Tusculum Drive**	(NAME) **4544 Harding Road, Suite 211**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37205**	
(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, **Robert Joseph Baltz III and wife Clarissa Sullivan Baltz and Emmitt R Sullivan and wife Sandra B Sullivan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edin Haskic and wife Jasmina Haskic**, 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. 2 on the Plan of Colemont Heights, Section 1 of record in Plat Book 4300, Page 63, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Robert Joseph Baltz III and wife Clarissa Sullivan Baltz** by deed of record in Book 11297, Page 806, 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 **206 Tusculum Drive, 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: 08/08/03 13:29 2pgs
Fees:13.00 Taxes:388.50
20030808-0113417

Witness **my/our hand(s)** this **25th day of July, 2003**.

~~Emmitt R Sullivan~~ EMMETT R. SULLIVAN ES

Sandra B Sullivan

State of Tennessee

Robert Joseph Baltz III

Clarissa Sullivan Baltz

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Robert Joseph Baltz III, and wife Clarissa Sullivan Baltz and Emmett R. Sullivan and wife Sandra B. Sullivan the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of July, 2003.

Commission expires: 2/20/07

Notary Public

