WARRANTY DEED

MY COMMISSION EXPIRES: JANUARY 28, 2006

NOTARY PUBLIC / TN LARUE DAVIDSON CO., TENN. GREGG W. CLARK

Return to:
All-Star Title
120 Donelson Pike, Ste 201
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9.26.03

Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Sexton	SAME	155-08-0-A-032.00 CO
(NAME)	(NAME)	
6128 Tulip Tree Lane	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAME	
(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, **Rifat Ramusovic and spouse Marijana Ramusovic, a 1/2 undivided interest and Tarik Ramusovic, a 1/2 undivided interest, each said interests as to each other to be held as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Sexton,** MARRIED, 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:

Being Lot No. 32 on the Plan of Phase I of Poplar Creek Estates, of record in Plat Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Rifat Ramusovic and spouse Marijana Ramusovic, a 1/2 undivided interest and Tarik Ramusovic, a 1/2 undivided interest, each said interests as to each other to be held as joint tenants with right of survivorship** by Deed from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership dated 7/18/00 and recorded 4/25/01, of record in Instrument # 200104250041322, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6128 Tulip Tree Lane, Nashville, TN 37221
(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/my hands this 9.26.03.

Rifat Ramusovic

Tarik Ramusovic

Marijana Ramusovic

20031001-0144774

DWARR
2pgs
00

Davidson County DEEDWARR
Recvd: 10/01/03 10:32 2pgs
Fees:13.00 Taxes:814.00

20031001-0144774

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared RISTA RAMUSOVIC, MARGANA RAMUSOVIC, TIBIK RAMUSOVIC the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at DAVIDSON County, Tennessee this 9.26.05.

Commission expires:

Notary Public

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JANUARY 28, 2006