Corrected Seller Name for Instrument # 20040414-0042220

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 08:06 2 pgs
Fees:12.00 Taxes:0.00

20040423-0046028

NOTARY PUBLIC AT LARGE
ROGER SPROCHI
DAVIDSON CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,968.00

Lori Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramo Covic	**Taylor, Bean & Whitaker Mortgage Corp.**	**135-10-0-C-017.00 CO**
(NAME)	(NAME)	
1893 Olive Circle	**1417 N. Magnolia Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Ocala, FL 34475**	
(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, **Fischer Ford Group LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ramo Covic and wife Zlata Covic**, 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. 1 on the Plan of Ransom Park, Section 1 of record in Instrument No.20011023-0115381, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Fischer Ford Group Inc.** by deed of record in Instrument 20031001-0145025, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of James E. Ford, Secretary of Fischer Ford Group, LLC., by Lori Holloway as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040414-0042219, in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1893 Olive Circle, Nashville, TN 37217**

(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 **26th day of March, 2004**.

Fischer Ford Group LLC.

By: Lori Holloway

Lori Holloway, Attorney in Fact for James E. Ford, Secretary, Fischer Ford Group, LLC.

State of Tennessee County of Davidson

On this 26 day of March, 2004 before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of James E. Ford, Secretary of Fischer Ford Group, LLC., and acknowledged that she executed the same as the free act and deed of the said James E. Ford, through Power of Attorney granted Lori Holloway, by the said James E. Ford, Secretary of Fischer Ford Group, LLC..

Notary Public Roger Sprochi

Commission Expires: 11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN