RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/09/04 16:07 2pgs
Fees:13.00 Taxes:647.50
20040909-0109306

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Jennifer Arenth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2004.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: 10-12-05
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Gema Barkanic	Wells Fargo Bank, N.A.	103-08-0
4105 Westlawn Drive	11301 Carmel Commons Road #309	GROUP
Nashville, Tennessee 37209	Charlotte, NC 28226	PARCEL 159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *****One Hundred Seventy Five Thousand Dollars and Zero Cents ($175,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tim Futrell, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Gema Barkanic, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the east 58.0 feet front and 60.7 feet rear of the west 108.0 feet front and 110.7 feet rear of Lot No. 333 on the Map of Richland Realty Company's West Lawn Subdivision of record in Book 421, page 32, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 333 fronts 58.0 feet on the south side of West Lawn Drive and runs back between lines 355.0 feet on the west line and 350.0 feet on the east line to the north line of the N.C. & St. L. Railroad on which it measures 60.7 feet.

BEING the same property conveyed to Tim Futrell by deed from Jennifer Arenth and husband, Jason C. Arenth, of record as Instrument No. 20040609-0068313 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 4105 Westlawn Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 my hand this 2nd day of September, 2004.

Tim Futrell

By: Jennifer Arenth
Jennifer Arenth
Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Arenth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tim Futrell, and acknowledged that she executed the same as the free act and deed of the said Tim Futrell.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2004.

Commission expires: 10/17-05

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee