3.14

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/06 09:58 2 pgs
Fees:13.00 Taxes:789.21
20060327-0034325

BRENDA BABER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,300.00

Braco Pavicic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2006.

Brenda Baber
Notary Public

MY COMMISSION EXPIRES: 02/06/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rex Charles Hill Beaty, BPR#2282, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Braco Pavicic	AmSouth Bank	Map 156-10
(NAME) 705 East Colony Ct.	(NAME) P.O. Box 57046	Group C
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Irvine, CA 92619-7046	Parcel 17
(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, **Peter Watts and Luanne Berry, formerly known as Luanne Watts,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Braco Pavicic and Jadranka Pavicic, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 17, on the plan of East Colony at Riverbend of record in Plat Book 7900, page 733, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Peter Watts and wife, Luanne Watts by deed dated February 3, 2003 from Kenneth Holmes, an unmarried man, of record as instrument number 200302070017183, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 705 East Colony Ct., 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 hands this 21st day of March, 2006.

Peter Watts BY PETER WATTS ATTORNEY-IN-FACT

Luanne Berry

Luanne Berry, formerly known as Luanne Watts, by Peter Watts as Attorney-in-Fact by virtue of Power of Attorney of record in Record Book _____, Page _____, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Peter Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee this the 21 day of March, 2006.

Commission expires: 02/06/07

Brenda Baber
Notary Public

BRENDA BABER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, personally appeared Peter Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Luanne Berry, formerly known as Luanne Watts, acknowledged that such person executed the same as the free act and deed of Luanne Berry as evidenced by that certain Power of Attorney of record in Book _____, Page _____, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Gallatin, Tennessee this.

Commission expires: 02/06/07

Brenda Baber
Notary Public

BRENDA BABER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY