WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/06 10:17 3 pgs
Fees:18.00 Taxes:1036.00

20060329-0035545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/10/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Gilbert Thompson	Sallie Mae Home Loans, Inc.	131070E01000CO
(NAME) 1921 Randolph Place	(NAME) 28175 Cabot Dr., Ste 100	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Novi, MI 48377	
(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, Lilliana Milic, unmarried,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Gilbert Thompson, unmarried, 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 Unit 5-A, Plan of Evergreen, as shown of record in Book 6250, page 395 (shown as Lot 5), also see Master Deed in 6936, page 936 (shown as Lot 5-A) in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lilliana Milic, unmarried from First American National Bank by Special Warranty Deed of record in Book 8357, page 938, dated May 15, 1991, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) 2006 Taxes, a lien not yet due and payable. (2) Subject to Master Deed and By-Laws of record in Book 6936, page 936, Register's Office for Davidson County, Tennessee. (3) Subject to all matters of record in Plat Book 6250, page 395, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1921 Randolph Place, Nashville, TN 37215

(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 my hand this 21 day of March, 2006.

Lilliana Milic

Lilliana Milic

STATE OF North Carolina
COUNTY OF Cumberland

Before me, the undersigned a Notary Public in and for said State and County, personally appeared Lilliana Milic, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 2901 Village Dr. Fayetteville NC this the 21 day of March, 2006.

Commission expires: November 6, 2007

Theresa Collins

Notary Public

Escrow No.: 2067

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5A, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF EVERGREEN HOMEOWNERS ASSOCIATION, INC., A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6936, PAGE 936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 5 ON THE PLAN OF EVERGREEN OF RECORD IN PLAT BOOK 6250, PAGE 395, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LIL LIANA MILIC, UNMARRIED BY SPECIAL WARRANTY DEED FROM FIRST AMERICAN NATIONAL BANK, RECORDED ON THE 23RD DAY OF MAY, 1991 IN DEED BOOK 8357, PAGE 938, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.