620797

Return To:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

File Box 30

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October 2006.

Notary Public
My commission expires:

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Davidson County DEEDWARR
Recvd: 10/31/06 15:28 3 pgs
Fees:18.00 Taxes:740.00

20061031-0135262

Address of New Owner:	Send Tax Bills to:	Tax Information
Milijan Jakovljevic 7016 Somerset Farms Nashville TN 37221-0000	New Owner	141 70B 135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kevin D. Howard and wife, Joy W. Howard, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Milijan Jakovljevic and wife, Slavica Jakovljevic, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 128 on the Plan of Somerset Farms Section 4 Phase 3 of record in Plat Book 9700 Page 460 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin D. Howard and wife, Joy W. Howard by deed from John Denton Hopper and wife Tracy A. Hopper of record in Instrument No. 20060913-0113308 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Somerset Farms Section 4 Phase 3 of record in Book 9700 Page 460, Register's Office for County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7619 Page 647and amended in Book 7776 Page 826; Book 7657 Page 583 and Book 7679 page 923 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Somerset Farms Homeowner's Association of record in Book 7382 Page 225; and amended in Book 7382 Page 225 and amended in Book 7820 page 608; Book 8235 Page 521 and Book 8584 Page 20

This property is improved property known as 7016 Somerset Farms, Nashville, Tennessee 37221-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27th day of October 2006.

Kevin D. Howard

Joy W. Howard by Kevin D. Howard atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Howard ~~and Joy W. Howard~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of October 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: 05398

AMY CROSS MAYER
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of October, 2006, before me personally appeared Kevin D. Howard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joy W. Howard acknowledged that such person executed the same as the free act and deed of Joy W. Howard.

Notary Public

My Commission expires 4/21/07

