03

Realty Title
Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/07 09:22 2 pgs
Fees:13.00 Taxes:428.83
20070306-0027371

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~October 24, 2010.~~ 10-24-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dante M. Bond	Franklin American Mortgage Co.	136-15-0-B-18-CO
(NAME)	(NAME)	
3401 Anderson Road Condominium 18	501 Corporate Centre Dr., #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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, Dragan Simic and Jelena Simic, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dante M. Bond, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3401 Anderson Road Condominium 18, Antioch, TN 37013

(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 27th day of February, 2007.

Dragan Simic

Jelena Simic

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dragan Simic and Jelena Simic, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 27th day of February, 2007.

My Commission expires: October 24, 2010

EILEEN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
CANNON COUNTY

Eileen Smith Notary Public

EXHIBIT A

Lying and being in Davidson County, State of Tennessee, and being Lot No. 18 on the plan of A Horizontal Property Regime (Private Element) Phase 1, Smith Springs Townhomes, of record in Book 11700, page 16, as revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dragan Simic and Jelena Simic, husband and wife, by Warranty Deed dated 5/31/00 from NVR, Inc., T/A Ryan Homes of record in Instrument No. 200006070056847, Register's Office for Davidson County, Tennessee.

SUBJECT to Declaration of Covenants, Conditions and Restrictions of record in Book 11666, Page 151; By-Laws in Book 11666, Page 191; Articles of Incorporation for Homeowners Association in Book 11666, Page 149; Storm Water Detention Agreement in Book 11540, Page 482 and Book 11628, Page 8; Quitclaim Deed to Homeowners Association in Instrument No. 200001110003643; and, any and all matters as shown on the plan of record in Plat Book 11700, page 16, as revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee.