Davidson County DEEDWARR
Recvd: 08/23/07 11:46 2 pgs
Fees:13.00 Taxes:758.50

20070823-0100857

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2007

Notary Public

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 5/24/2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vesna Zlojutro	SunTrust Mortgage, Inc.	104-01-0
(NAME)	(NAME)	(MAP)
145 39th Avenue North	201 4th Avenue North, 7th Floor	193.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Molly Portis Smith (formerly known as Molly A. Portis), married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Vesna Zlojutro**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 49, on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Molly A. Portis (now known as Molly Portis Smith), by deed from Rebecca M. Sayre, unmarried, dated July 13, 2004, of record in Instrument No. 20040716-0085001, Register's Office for Davidson County, TN.

Brad Smith, spouse of grantor, joins in this conveyance for the purpose of conveying any marital interest, if any, in subject property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 145 39th Avenue North, Nashville, Tennessee 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 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/our hand(s) this 15th day of August, 2007.

Molly Portis Smith
by Brad Smith, her Attorney-In-Fact

Brad Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Brad Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Molly Portis Smith, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Molly Portis Smith, the bargainor, by the said Brad Smith, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of August, 2007.

Notary Public

My Commission Expires:
9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brad Smith; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of August, 2007.

Notary Public

My Commission Expires:
9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN