#10809 32288

Davidson County DEEDWARR
Recvd: 09/17/07 15:24 3 pgs
Fees:18.00 Taxes:850.63
20070917-0111373

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $229,900.00

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

Subscribed and sworn to before me, this 5th **day of** September, **2007.**

Notary Public
My commission expires: 1/16/11

03-0708-34911

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Darko Cetinja 1013 Wellmoor Court Nashville TN 37209	Bank of America 9000 Southside Blvd #600 Jacksonville FL 32256	114-07-0-B 127.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Catherine A. Brown, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Darko Cetinja and spouse, Senada Cetinja, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 116, on the Plan of Westchase, Section Five, of record in Instrument No. 20041215-0149127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine A. Brown, unmarried by deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated 06/24/05, recorded 07/08/05, of record in Instrument No. 20050708-0079516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1013 Wellmoor Court, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of September, 2007.

Catherine A. Brown

Catherine A. Brown

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine A. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Miami, FL, this 8th day of September, 2007.

Notary Public

Jeffrey D Catanach
My Commission DD283445
Expires January 21, 2008

My Commission expires: JAN 21, 2008

Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

