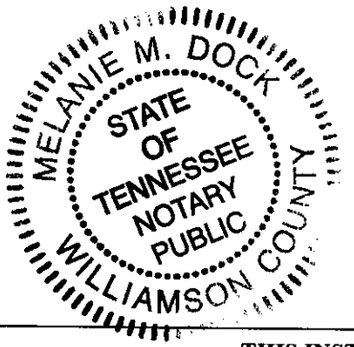
File No. 280500286

# WARRANTY DEED




STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-20-11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bozidar Spadina | Bozidar Spadina | 133140A04000CO |
| (NAME) 420 Elysian Fields Road Condominium B-21 | (NAME) New Owner | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) , | |
| (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 considerations, the receipt of which is hereby acknowledged, WE, Grassmere Development Company, LLC, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Bozidar Spadina and wife, Angela Spadina, 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, to-wit:

Land in Davidson County, Tennessee, being Unit B-21 of The Village at Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, as amended in Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Grassmere Development Company, LLC, a Tennessee Limited Liability company, formerly known as Heath Oakcrest LLC, a Tennessee Limited Liability Company by deed from Robert R. Douglas, unmarried of record in Instrument 200608170101293 on 08/15/2006 and filed for record on 08/17/2006, Register's Office for said County.

1) Subject to all matters as set forth per Plat Book 5200, Page 413, Register's Office of said County. 2) By-Laws as shown of record in Deed Book 5884, Page 960, and Instrument No. 200703010025595, Register's Office for said County. 3)Master Deed of record in Instrument No Book 5884, Page 960, Book 9559, Page 939 as amend in Instrument No. 19941230-9559939 and Instrument No. 20041102-0131823, Instrument No. 200606300078687 and further amended in Instrument No. 20070301-0025595, said Register's Office. 4) Charter of Homeowner's Association as shown of record in Book 5860, Page 930, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 420 Elysian Fields Road Condominium B-21, Nashville, TN 37211
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

Davidson County DEEDWARR
Recvd: 07/02/08 13:39 2 pg
Fees:13.00 Taxes:491.73
20080702-0068485

Witness our hands this 16th day of June, 2008.

Grassmere Development Company,LLC

By:
Donald R. Barrett, Jr., Authorized Agent

Attest:

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Donald R. Barrett, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Grassmere Development Company,LLC, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 16th day of June, 2008.

Commission expires: 12-6-11

Notary Public

MELANIE M. DOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File Number: 280500286**
**RETURN TO:**
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064