RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45772

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/16/11

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Goran Komsic	SAME	142060A15200C O
810 Bellevue Road, Unit #152		
Nashville, TN, 37221		

FOR AND IN 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, I/WE,

Ivka Pavich, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

~~**Goran Komsic and wife, Milena Komsic**~~ GORAN KOMSIC AND WIFE, MILENA KOMSIC

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:

Building No. 14, Unit No. 152, and Garage No. 3, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 150, Register's Office for Davidson County, Tennessee together with all fixtures, appliances, wall-coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, and Book 5086, Page 80, Register's Office for Davidson County, and the Charter of Creekside Meadows Association, Inc.

Being the same property conveyed to Ivka Pavich by Affidavit of Ownership. The said Nedeljko Pavich, husband of Ivka Pavich having since died on November 4, 2007, recorded on April 3, 2008 in Instrument Number 20080403-0033466, Register's Office for Davidson County, Tennessee and being the same property conveyed to Nedeljko and wife, Ivka Pavich by deed from James C. Neal, a widower, of record in Book 8242, page 209, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/03/08 13:31 3 pgs
Fees:18.00 Taxes:296.00
20080703-0069053

Unimproved ( )
This is improved (X) property known as 810 Bellevue Road, Unit #152, Nashville, TN 37221

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 1st day of July, 2008

Ivka Pavich by Gordon Maty Pavich ATTY IN FACT
Ivka Pavich, A Widow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, GORDON MATY PAVICH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for IVKA PAVICH, the bargainor, and that he as such Attorney-in-Fact, executed the within Warranty Deed by signing the name of IVKA PAVICH as her free act and deed.

Witness my hand and official seal this 25th day of June, 2008.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATTERN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ALAN L. SATTERN NOTARY PUBLIC AT LARGE COUNTY, TENN.

I, Philip Ellis, 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, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY