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Davidson County DEEDWARR
Recvd: 08/06/09 12:33 3 pgs
Fees:18.00 Taxes:882.45
20090806-0073978

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2009.

Notary Public

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

AV-09-3925

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody R. Wilder	WR Starkey Mortgage, L.L.P.	
3925 Lakeridge Run (ADDRESS)	5055 W. Park Blvd., Suite 300 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	109010A03200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BOJANA, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

**CODY WILDER, AN UNMARRIED MAN AND DRENA S. COPRA, AN UNMARRIED WOMAN

Land in Davidson County, Tennessee, being Lot 40, PHASE TWO, LAKERIDGE, as shown on plat of record in Plat Book 9700, Page 114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bojana, Inc. by Warranty Deed from David R. Wemyss and wife, Gayle L. Wemyss, recorded on the 30th day of September, 2005 in Instrument No. 20050930-0117748, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3925 Lakeridge Run, Nashville, Tennessee 37214
(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.

Witness my/our hand(s) this 28th day of July, 2009.

Bojana, Inc.
BY: Bojana M Foster
Bojana M. Foster, President

STATE OF Washington
COUNTY OF Thurston

On this the 28th day of July, 2009, before me personally appeared Bojana M. Foster, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the President of Bojana, Inc., the within named bargainor, a corporation, and that she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of July, 2009.

Notary Public
My Commission Expires: 1/27/12

KaSandra Huguenin

NOTARY PUBLIC
State of Washington
KA SANDRA HUGUENIN
Commission Expires JANUARY 27, 2012

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

