WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/25/10

(AFFIX SEAL)

JANE GRAZE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090083370 DEEDWARR
Recvd: 12/10/09 10:10 2 pgs
Fees:13.00 Taxes:465.83
20091210-0112846

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca H. Binge	Bank of America	149-04-211
(NAME)	(NAME)	
2628 Mesa Drive	801 crescent Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Nijaz Alukic and wife, Fata Alukic, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca H. Binge, married, 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:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Edge-O-Lake Estates, Section 9 (erroneously referred to as Section 5 in deed of record in Book 11458, Page 614), of record in Book 3700, page 131, Register's Office for said County.

Said Lot No. 332 fronts 94 feet on the northeasterly side of Mesa Drive and extends back 110.44 feet on the northwesterly line and 90.0 feet on the southeasterly line to a dad line in the rear, measuring 90.36 feet thereon.

**See derivation clause below

unimproved ☐

This is improved ☒ property, known as 2628 Mesa Drive, Nashville, TN 37217
(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 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.

**Being the same property conveyed to Nijaz Alukic and wife, Fata Alukic by deed from Admir Colakovic and wife, Elvisa Codakovic and Nijaz Alukic, of record in Instrument No. 20040322-0032205, Register's Office for Davidson County, Tennessee.

Witness our hands this 30th day of November, 2009.

Nijaz Alukic, by Elvisa Colakovic his attorney-in-fact
Nijaz Alukic

Fata Alukic, by Elvisa Colakovic her attorney-in-fact
Fata Alukic

STATE OF TENNESSEE

COUNTY OF DAVIDSON

***See POA Acknowledgment below.
Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2009.

Commission expires: 5.2.2011

KRYSTN T. HERRES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011

***On this the 30th day of November, 2009, before me, appeared Elvisa Colakovic, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Nijaz Alukic and wife, Fata Alukic, and that said instrument was signed on behalf of the said Nijaz Alukic and FAta Alukic by herself as their attorney-in-fact.