NEW OWNER:

Diane Michelle Smith
3448 Harbor Hill Place
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

Map 108
Group 12-0-B
Parcel 241.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 10-0596

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110000259 DEEDWARR
Recvd: 01/03/11 11:29 3 pgs
Fees:18.00 Taxes:467.13
20110103-0000361

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Six Thousand Two Hundred Fifty and 00/100 Dollars ($126,250.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DUSAN VLATKOVIC AND WIFE, NADIRA VLATKOVIC,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DIANE MICHELLE SMITH, A SINGLE WOMAN** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

BEING Lot No. 36, on the Plan of Final Plat, Section Two, Harborview, Final Phase, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dusan Vlatkovic and wife, Nadira Vlatkovic by warranty deed from Precision Homes, Inc., dated August 31, 2001 and of record in Instrument No. 20010912-0099574, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3448 Harbor Hill Place, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of December, 2010.

DUSAN VLATKOVIC

NADIRA VLATKOVIC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DUSAN VLATKOVIC AND NADIRA VLATKOVIC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 30th day of December, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$126,250.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of December, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

