BILL GARRETT, Davidson County
Trans:T20110044871 DEEDWARR
Recvd: 07/25/11 13:51 2 pgs
Fees:13.00 Taxes:392.20

20110725-0056790

This instrument prepared by: John F. Morreale, Attorney
Realty Title and Escrow Co., Inc. 449 Taft Avenue
1285 ~~288~~ N. Mt. Juliet Rd. Glen Ellyn, Illinois 60137
Mt. Juliet, TN 37122

WARRANTY DEED

THIS INDENTURE, made this 18th day of July, A.D., 20 11, by and between

Kristal M. Roop An unmarried person

First Parties, and

Eldin Bijelic, unmarried man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 204 ON THE PLAN OF LAKE RIDGE VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN AS EXHIBIT "C" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE RIDGE VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 200402100016203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KRISTAL M. ROOP, UNMARRIED, BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, DATED JANUARY 27, 2006, FILED FOR RECORD ON FEBRUARY 2, 2006, OF RECORD IN INSTRUMENT NUMBER 200602020013261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Eldin Bijelic
3030 Ned Shelton Rd., Apt. 204
Nashville, TN 37217

RESPONSIBLE TAXPAYER:
Regions Bank, d/b/a/ Regions Mortgage
2050 Parkway Office Cr.
Birmingham, AL 35244

CLT # 135080B039.00CO

MR-PA-169627

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Kristal M. Roop x _____

Kristal M. Roop

✓STATE OF Illinois
COUNTY OF Peoria

Personally appeared before me, Kristal M. Roop An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 20 11.

✓ _____ Notary Public

My Commission Expires: _____

OFFICIAL SEAL
J J FUNK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/06/14

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 105,999.00. Affiant _____.

Subscribed and sworn to before me this 18th day of July, 20 11.

My Commission Expires: Debra A Hanahan

9/15/2013

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY