WARRANTY DEED 17356

ROY C. FORNEY III NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,530.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~June 18, 2012~~ MY COMMISSION EXPIRES MAY 6, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber Sterling	**First Community Mortgage, Inc.**	**150-10-0 206.00**
(NAME)	(NAME)	
3633 Lake Towne Drive	**275 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Murfreesboro, TN 37129**	
(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, **Nesiba Dzanic**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Sterling**, 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. 34 on the Plan of Jamestown Estates, Section 3 of record in Plat Book 6900, Page 866, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nesiba Dzanic and wife, Munir Dzanic by deed of record in Instrument 20070516-0058520, Register's Office for Davidson County, Tennessee. The said Munir Dzanic having since died.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3633 Lake Towne Drive, Antioch, TN 37013**

(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.

BILL GARRETT, Davidson County
Trans:T20110074337 DEEDWARR
Recvd: 11/23/11 13:50 2 pgs
Fees:13.00 Taxes:323.86
20111123-0091872

Witness my/our hand(s) this 18th day of November, 2011.

Nesiba Dzanic

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Nesiba Dzanic the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 18th day of November, 2011.

Commission expires:6/18/12

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0355