WARRANTY DEED 18741

BILL GARRETT, Davidson County
Trans:T20130013907 DEEDWARR
Recvd: 02/20/13 08:34 2 pgs
Fees:13.00 Taxes:699.30
20130220-0016633

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,000.00**

Affiant

SUSAN FRENSLEY NEWTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF FEBRUARY, 2013**.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

MY COMMISSION EXPIRES: 11-4-2013
(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
Christina Jovanovic	FirstBank	**087-01-0-B 005.00 CO**
(NAME)	(NAME)	
2005 Rachaels Spring Road	3500 Blue Lake Dr, Ste. 325	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35243	
(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, **James Goben, Successor Trustee of the Sterling Family Trust dated March 11, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina Jovanovic and husband Bojan Jovanovic**, 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. 5 on the Revised Plat for Monticello, a Cluster Lot Development, of record in Instrument No. 20060417-0043313, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to R. Mark, Dougall, Trustee of the Sterling Family Trust dated March 11, 2011 by deed from Marvin G. Blanton and wife, Anna K. Blanton dated March 14, 2011 of record in Instrument 20110317-0020914, Register's Office for Davidson County, Tennessee. Property now vests James Goben, Successor Trustee of the Sterling Family Trust dated March 11, 2011 by appointment of Successors Trustee of record in Instrument 20120920-0085480, said Register's Office of Davidson County, Tennessee

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any an all restrictions, conditions and easements of record.
3)Property is subject to all matters affecting said premises as contained in Instrument Number 20060417-0043313, Register's Office for Davidson County, Tennessee.
4) Property us subject to Restrictive Covenants contained in Instrument Number 20060912-0112994 and amended in Instrument No, 20060927-0119791 and Instrument No. 20121212-0114617, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for Storm Water Detention Agreement to Metropolitan Government of record in Instrument No. 20040702-0078871, said Register's Office.
6) Property is subject to easement for sewage pumps/lines/ingress/egress of record in Instrument No. 20060925-0117948, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2005 Rachaels Spring Road, Hermitage, TN 37076**

(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.

Witness **our hands** this **15th day of February, 2013**.

Sterling Family Trust dated March 11, 2011

By: James Goben
James Goben, Successor Trustee

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Goben, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of the Sterling Family Trust Dated March 11,2011, and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this ~~15th~~ 14th PR day of February, 2013.

Commission Expires:5/23/16

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY