WARRANTY DEED 19332

Davidson County DEEDWARR
Recvd: 04/22/13 10:41 3 pgs
Fees:18.00 Taxes:370.00
20130422-0039671

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF APRIL, 2013.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2016.**
(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
Ljiljana Skopljak	**Wells Fargo Bank, N.A.**	**128-13-0-A 308.00 CO**
(NAME)	(NAME)	
308 Westfield Drive	**P.O. Box 100515**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Florence, SC 29502-0515**	
(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, **Geraldine M. Cloud**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ljiljana Skopljak and husband Ruzmir Skopljak**, 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 Unit No. 308, as shown on the plan of Westfield Condominiums, formerly known as The Hamlet Condominiums, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Book 6678, Page 771 as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the unit owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Geraldine M. Cloud by deed of record in Instrument 20040802-0092023, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Geraldine M. Cloud by Rose Ellen Cloud Lampley as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20130422-0039670 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **308 Westfield Drive, Nashville, TN 37221**
(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 **my/our hand(s)** this **19th day of April, 2013**.

Geraldine M. Cloud
By: Rose Ellen Cloud Lampley
attorney-in-fact

Geraldine M. Cloud
By: Rose Ellen Cloud Lampley, Attorney-in-Fact

State of Tennessee County of Rutherford

On this 19th day of April, 2013 before me personally appeared Rose Ellen Cloud Lampley, the person who executed the foregoing instrument on behalf of Geraldine M. Cloud, and acknowledged that he executed the same as the free act and deed of the said Geraldine M. Cloud, through Power of Attorney granted her, by the said Geraldine M. Cloud.

Notary Public

Commission Expires:5/23/16

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY