WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey or title examination. Preparer did not serve as Closing Attorney.

Davidson County DEEDWARR
Recvd: 06/25/13 11:45 2 pgs
Fees:13.00 Taxes:703.00
20130625-0065230

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00.

Nebojsa Mihic
Affiant

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-6-17

ADDRESS OF NEW OWNERS:
Nebojsa Mihic
and wife, Sandra Mihic
912 Leblanc Court
Nashville, TN 37221

SEND TAX BILLS TO:
912 LeBlanc Court
Nashville TN 37221

PARCEL ID:
142 13 0B 025.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SIMO MIHIC AND WIFE, MIRA MIHIC AND IGOR MIHIC**, HEREINAFTER CALLED THE GRANTORS HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **NEBOJSA MIHIC AND WIFE, SANDRA MIHIC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 193 on the Final Plat of Riverside, Phase 4B of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.

Being the same real estate conveyed to Simo Mihic and wife, Mira Mihic and Igor Mihic by deed recorded August 1, 2000 in Instrument No. 20000801-0075821, in the Register's Office of Davidson County, Tennessee.

This is **improved** X property known as 912 Leblanc Court, Nashville, TN 37221
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **NEBOJSA MIHIC and wife, SANDRA MIHIC**, 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 except for (1) the lien of the 2013 real property taxes which shall be prorated and assumed by the Grantees herein; (2) restrictive covenants of record in Book 7185, page 619; in Book 7405, page 780; in Book 8104, page 211; and in Book 11063, page 996, in the Register's Office of Davidson County, Tennessee; (3) agreement of record in Book 7400, page 645, in said Register's Office; (4) easements of record in Book 6970, page 275; in Book 6970, page 281; in Book 2970, page 278; in Book 7103, page 48; in Book 6972, page 45; in Book 7803, page 642; in Book 7489, page 628; and in Book 7574, page 645, in said Register's Office; (5)

boundary plat of record in Book 6900, page 490, in said Register's Office; (6) easements, restrictions, and building setback lines of record in Book 9700, page 750, in said Register's Office; and, we do further covenant and bind ourselves, our 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 21st day of June, 2013.

SIMO MIHIC

MIRA MIHIC

IGOR MIHIC

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Steve Toppings, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SIMO MIHIC and wife, MIRA MIHIC and IGOR MIHIC, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 21 day of June, 2013.

Notary Public

My Commission Expires: 2-6-17

True Copy Certification

I, Debbie Sinard, 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 Davidson

Personally appeared before me, Christi M. Johnston, a notary public for this county and state, Debbie Sinard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/3/14