WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/13 10:20 3 pgs
Fees:18.00 Taxes:307.10
20130715-0072801

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2013.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: 6-21-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krunoslav Jelovic and Sandra Jelovic	Movement Mortgage, LLC	163020C02500 CO
(NAME)	(NAME)	
1382 Rural Hill Road Unit 153	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(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, Andrea L. Peischl, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Krunoslav Jelovic and wife, Sandra Jelovic, 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:

Being Lot No. 25, Unit No. 153 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063; Instrument No. 20061115-0141803, and in Instrument No. 20080108-0002295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete particular description of said Unit.

Being the same property conveyed to Andrea L. Peischl, an unmarried person, by deed of record in Instrument Number20080410-0036415 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Autumn Ridge Town homes of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063; Instrument No. 20061115-0141803, and in Instrument No. 20080108-0002295, Easement for sanitary sewers of record in Instrument No. 20050509-0052192; Instrument No. 20050509-0052194 and Instrument No. 20050509-0052195; Stormwater Detention Agreement of record in Instrument No. 20050414-0041609, and Conveyance to Metro Government of record in Book 9392, page 520, all of record in the Register's Office for Davidson County, Tennessee. Master Deed of record in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1382 Rural Hill Road Unit 153, 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.

Witness my hand this 9th day of July, 2013.

Andrea L. Peischl

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea L. Peischl, an unmarried person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of July, 2013.

Commission expires: 04/29/2015

SHERRY DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Notary Public

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