THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13070172

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2013.

Notary Public
My Commission Expires: April 13, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20130074332 DEEDWARR
Recvd: 08/28/13 09:51 2 pgs
Fees: 13.00 Taxes: 832.50
20130828-0090642

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert L. Lackovic Jr. 3513 Cobble St Nashville TN 37211	New Owner	Tax Parcel ID No. 172-15-0A-036.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason L. Stevens and wife, Pamela K. Stevens** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Lackovic Jr.**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 46, SECTION 3, HOLT WOODS, as shown on plat of record in Plat Book 7900, Page 977, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason L. Stevens and wife, Pamela K. Stevens by Warranty Deed from Rahim Batten and wife, Sone-Serae Batten, recorded on the 30th day of August, 2006 in Instrument No. 20060830-0107214, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, HOLT WOODS, as recorded in Plat Book 7900, Page(s) 977.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9693, Page 68.

Terms and provisions of by-Laws recorded in Book 9570, Page 13.

Charter of Holt Woods Homeowners Association, Inc. recorded in Book 9570, Page 5.

Deed to Homeowners Association for Open Space recorded at Instrument No. 20020807-0095356.

This is improved property located at 3513 Cobble St Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2013.

Jason L. Stevens

Pamela K. Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason L. Stevens and Pamela K. Stevens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014