PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BILL GARRETT, Davidson County
Trans:T20130080185 DEEDWARR
Recvd: 09/17/13 08:42 2 pgs
Fees:13.00 Taxes:444.00
20130917-0097536

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52877
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Emir Skopljak Lamija Skopljak 315 Westfield Dr. Nashville, TN 37221	FirstBank 3500 Blue Lake Dr., Suite 325 Birmingham, AL 35243

TAX MAP-PARCEL NUMBERS: 128130A31500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph B. Sweat**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emir Skopljak and wife, Lamija Skopljak** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium Apartment in Davidson County, Tennessee, being Unit No. 315 of Westfield Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Book 6250, Page 590, recorded in Book 6250, Page 748 and further shown and described in an amendment of record in Book 6831, Page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited commons elements of the Condominium.

Being the same property conveyed to Joseph B. Sweat by deed from James K. Baird, dated May 29, 2009, recorded June 3, 2009 in Instrument No. 20090603-0051466, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 590, recorded in Book 6250, Page 748 and further shown and described in an amendment of record in Book 6831, Page 982said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6678, page 771, Book 6736, page 110, Book 6801 page 982, and Book 7271, page 256, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 315 Westfield Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of September, 2013.

Joseph B. Sweat

State of TENNESSEE
County of DAVIDSON

On this 13th day of September, 2013 , before me the undersigned authority, personally appeared Joseph B. Sweat , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Sworn and subscribed before me this the 13th day of September, 2013

My Commission Expires: 3-30-15

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public