BILL GARRETT, Davidson County
Trans:T20130096157 DEEDWARR
Recvd: 11/12/13 10:54 2 pgs
Fees:13.00 Taxes:528.73
20131112-0116686

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133644

WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of October, 2013.

NOTARY PUBLIC

My commission expires: April 02 2015

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Srdjan Puhalo 8411 Callabee Way Unit 9 Antioch, TN, 37013	NEW OWNER	181020A093.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand Nine Hundred and 00/100 Dollars ($142,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TED R. WELLHAUSEN, JOINED BY HIS WIFE, MEGAN WELLHAUSEN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **SRDJAN PUHALO**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-9, as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument #20060306-0025686 and as amended by Instrument #20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Ted R. Wellhausen, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 6/7/2007, recorded 6/8/2007, of record in Instrument No. 20070608-0068963, in the Register's Office for Davidson County, Tennessee. The said Ted R. Wellhausen having since married, his wife joins in this conveyance for the purpose of conveying any interest she may have obtained in the property, marital or otherwise.

This is improved property more commonly known as 8411 Callabee Way Unit 9, Antioch, TN, 37013.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and were paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31 day of October, 2013.

TED WELLHAUSEN

MEGAN WELLHAUSEN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Ted R. Wellhausen and Megan Wellhausen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31 day of October, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014