RDING PLE RETU TO:
w Service Inc.
Jones Rd., Suite
37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

W & I Ref:(DM) Title No: 53232
Dav. Co. File: Box 8

BILL GARRETT, Davidson County
Trans:T20140015514 DEEDWARR
Recvd: 03/06/14 14:22 2 pgs
Fees:13.00 Taxes:2164.50
20140306-0019052

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vlado Kozomara Abbie Kozomara 107 Lauderdale Road Nashville, TN 37205	New Owner

TAX MAP-PARCEL NUMBERS: 10312021400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark P. Steele, as to a 50% interest and Ruth J. Monnig, as to a 50% interest, as tenants in common,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Vlado Kozomara and Abbie Kozomara, husband and wife,** 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:**

Land in Davidson County, Tennessee, being Lot No. 6 of Block "J" on the Plan of Cherokee Park, Third Section, of record in Book 843, Pages 2 and 3, Register's Office for said County.

Said Lot No. 6 of Block "J" fronts 60 feet on the westerly margin of Lauderdale Road and extends back 154.28 feet on the southerly line and 154.71 feet on the northerly line to a dead line in the rear, measuring 58 feet thereon.

Being the same property conveyed to Mark P. Steele, as to a 50% interest and Ruth J. Monnig, as to a 50% interest, as tenants in common, by Warranty Deed from Kenneth D. Funger, a widower, dated April 24, 2012, recorded April 26, 2012 in Doc No. 20120426-0035815, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843, Pages 2 and 3, said Register's Office, which Plan shows a 40foot minimum building setback line from Lauderdale Road.

This is improved property, known as: 107 Lauderdale Road, Nashville, Tennessee 37205

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 3rd day of March, 2014.

Mark P. Steele

Ruth J. Monnig

State of TENNESSEE
County of DAVIDSON

On this 3rd day of March, 2014 , before me the undersigned authority, personally appeared Mark P. Steele and Ruth J. Monnig , 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:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $585,000.00

Affiant

Sworn and subscribed before me this the 3rd day of March, 2014

My Commission Expires:

7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public