BILL GARRETT, Davidson County
Trans:T20140020344 DEEDWARRSP
Recvd: 03/27/14 08:09 2 pgs
Fees:13.00 Taxes:1387.50

20140327-0025025

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
West End Circle Properties (NAME)	NEW OWNER (NAME)	
341 Fairway Drive (ADDRESS)	(ADDRESS)	**11613001800**
Clarksville, TN 37043 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **MICHAEL A. ZORETIC AND WIFE, NANCY O. ZORETIC AND THEIR SON JOE T. ZORETIC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WEST END CIRCLE PROPERTIES, A GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT NO. 32, HARDING PARK, as shown on plat of record in Plat Book 3500, Page 96, 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 by Quitclaim Deed from Bell Z Ranger, LLC, a Tennessee partnership to Michael A. Zoretic and wife, Nancy O. Zoretic, and their son, Joe T. Zoretic as recorded on the 22nd day of December, 2011 in Instrument No. 20111222-0100200 and Warranty Deed from Connie R. Stowers, and husband, Mark L. Stowers to Bell Z Ranger, LLC a.k.a. Bellz Ranger, LLC as recorded on the 15th day of April, 2009 in Instrument No. 20090415-0034267, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to county taxes for the year 2014 and subsequent years; all matters set forth in the plan of record in Plat Book 3500, Page 96; Restrictive Covenants of record in Book 2542, Page 486 and restrictions set forth in Book 8578, Page 895 and any and all other existing easements and restrictions of record.

This is
( ) unimproved
(X) improved

property known as **6034 Sedberry Road Nashville, TN 37205**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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/our hand(s) this 30th day of March, 2012.

Michael A. Zoretic

Nancy O. Zoretic

Joe T. Zoretic by Nancy O. Zoretic, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State MICHAEL A ZORETIC, AND NANCY O ZORETIC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2014.

Notary Public
My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy O. Zoretic , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOE THOMAS ZORETIC, and who acknowledged he/she/they executed the same as the free act and deed of the said JOE THOMAS ZORETIC.

Witness my hand and official seal, this the 14th of March, 2014.

Notary Public
My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212