This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 114080C04300C0
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Milovan Starcevic
7277 Charlotte PK #218
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **PAUL BLALOCK AND CHASITY BLALOCK, HUSBAND AND WIFE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MILOVAN STARCEVIC,UNMARRIED** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 40 on the Plan of West Park Phase I as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541 as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc. of record as Instrument No. 20040221-0151636, Register's Office of Davidson County, Tennessee, and as set out in the Plan of West Park Phase 2, of record in Instrument No. 20041112-0136248, to which plan reference is hereby made.

BEING the same property conveyed to Paul Blalock and Chasity Blalock, husband and wife, by Warranty Deed from Claire K. Whaley Maas, joined by her spouse, Devin Joseph Maas, dated June 29, 2011, appearing of record in Instrument No. 20110705-0051161, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book Instrument No. 20041112-0136248; Overhang Easement for Electric Wires of record in Book 6301, page 684; Stormwater Detention Agreement of record in Instrument No. 20030530-0073233; Master Deed and By-Laws of record in Deed Book Instrument No. 20040304-0024541 and Instrument No. 20040221-0151636; and Subject to Boundary Plat of record in Instrument No. 20040624-0075136 and Instrument No. 20040624-0075135 all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 7277 Charlotte Pike Unit 218, Nashville, TN, 37209.

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

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20140035512 DEEDWARR
Recvd: 05/21/14 12:38 2 pgs
Fees:13.00 Taxes:573.13
20140521-0043819

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16th day of May, 2016.

Paul Blalock

Chasity Blalock

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Paul Blalock and Chasity Blalock, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16th day of May, 2014

NOTARY PUBLIC

My Commission Expires: 2·20·18

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: _____

GINA MIEHLICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-12-2018

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122